

Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

October 8, 2026 7:00 pm

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

www.nyack.link/youtube

- 1. Pledge of Allegiance**
- 2. Mayor Rand's Remarks and Comments from the Village Board of Trustees**
- 3. Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)**
- 4. Presentations:**
 - 4.1 Kyle Coimbra, Village Treasurer, Financial Update
 - 4.2 Kim Cross, Nyack Center youth programs and camp update
 - 4.3 Bob Galvin, Village Planner, Uptown Gateway Zoning Study and building moratorium
- 5. Public Hearing N/A**
- 6. Adoption of Minutes – Minutes 8/27/26 & 9/17/26**
- 7. Action Items**

THE DRAFT RESOLUTIONS SET FORTH BELOW ARE FOR CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES (“BOARD”), WHICH RESOLUTIONS MAY BE APPROVED, OR MAY NOT BE APPROVED, OR MAY BE APPROVED WITH MODIFICATION(S), OR MAY BE TABLED WITHOUT ANY ACTION BEING TAKEN BY THE BOARD – THEIR INCLUSION IN THIS AGENDA IS NOT, IN ANY WAY, DETERMINATIVE OF A DECISION, IF ANY, TO BE MADE BY THE BOARD.

7.1 Resolution No. 2026-191 Resolution of the Village Board of Trustees of the Village of Nyack 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 8, 2026.

RESOLVED, the General Fund Claims set forth on Pages 1 through 14 in the below listed amounts are approved for payment:

GENERAL FUND\$121,803.72

NYACK PARKING AUTHORITY\$114,244.67

WATER FUNDS\$ 19,580.43
CAPITAL PROJECTS – 2017 Improvements\$235,085.91
Water Capital Project Fund\$130,625.00
Trust and Agency Fund\$ 33,356.26

7.2 Tabled from 9/17/26 Meeting

Resolution No. 2026-179 Resolution of the Board of Trustees of the Village of Nyack to Open Memorial Park Driveway for Private Vehicle Access and Parking

WHEREAS, the Nyack Board of Trustees is in receipt of a comment from the Parks Commission opposing the opening of the Depew Ave driveway for private vehicle access and parking, for the purpose of creating handicap parking spaces additional to those available in the marina parking lot,

RESOLVED, the Nyack Board of Trustees approves the opening of the Depew Ave driveway for private vehicle access and parking, and directs the Village Administrator to implement the plan provided by Weston and Sampson engineers, involving concrete barriers, road striping and signage, and to provide an updated parking enforcement plan for board review and approval.

7.3 Resolution No. 2026-192 Resolution of the Nyack Village Board of Trustees Authorizing the Purchase of One (1) Salt Dogg 4.0 Cubic Yard Stainless Steel Auger V-Box Spreader and One (1) Salt Dogg LS20H Hydraulic Pre-Wet System with 2-210 Gallon Liquid Tanks

WHEREAS, the Department of Public Works has identified the need for one (1) Salt Dogg 4.0 Cubic Yard Stainless Auger V-Box Spreader for the Village's 2024 Ford F-550, and one (1) Salt Dogg Salt Dogg LS20H Hydraulic Pre-Wet System with 2-210 Gallon Liquid Tanks for the 2025 Freightliner-Stellar Hooklift ; and

WHEREAS, the Department of Public Works budget provides sufficient funds for this purchase in line 5110.2 (Equipment); and

WHEREAS, Cliffside Body Corporation is an authorized vendor under Sourcewell Contract #033126-BPC, through which the Village may lawfully procure equipment pursuant to NYS General Municipal Law §104; and

WHEREAS, Cliffside Body Corporation has provided a quotations BK09182026A and BK09182026B, dated September 18, 2026, for a total installed cost of \$26,584;

NOW, THEREFORE, BE IT RESOLVED that the Nyack Village Board hereby authorizes the purchase of one (1) Salt Dogg 4.0 Cubic Yard Stainless Auger V-Box Spreader for the Village's 2024 Ford F-550, and one (1) Salt Dogg Salt Dogg LS20H Hydraulic Pre-Wet System with 2-210 Gallon Liquid Tanks from Cliffside Body Corporation under Sourcewell Contract #033126-BPC, at a cost not to exceed \$26,584; and

BE IT FURTHER RESOLVED that the appropriate Village officials are authorized to take all actions necessary to complete said purchase, including execution of any required documents, and that the Village Treasurer is authorized to make payment upon delivery and acceptance of the equipment.

7.4 Resolution No. 2026-193 Resolution of the Nyack Village Board Approving Application for Permit for Event in Hezekiah Easter Veterans Park October 18, 2027

RESOLVED, the Board of Trustees approves use of the gazebo on Main Street by Andre Smith on Sunday, October 18, 2-6 PM for a community care event featuring distribution of food and hygiene items to local families in need.

7.5 Resolution No. 2026-194 Resolution of the Nyack Village Board to approve a street closure request from Village of Upper Nyack on N Broadway on Halloween, October 31, 2026

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure by Upper Nyack DPW of N Broadway at Sixth Ave, and Tallman Ave at N. Broadway, from 4 PM to 8:00 PM, to allow for pedestrian only use of N Broadway during Halloween “Trick or Treat” activities on October 31, 2026. Upper Nyack to provide traffic management.

7.6 Resolution No. 2026-195 Resolution of the Nyack Board of Trustees Approving the Appointment of Nicole Hines to the board of the Nyack Housing Authority

RESOLVED, the Board of Trustees of the Village of Nyack approves appointment of Nicole Hines to the board of the Nyack Housing Authority for a term of five years, to expire at the Annual Meeting of the Board of Trustees in December of 2030.

7.7 Resolution No. 2026-196 Resolution of the Nyack Board of Trustees Approving a federal PROTECT Grant Application to Fund Flood Prevention Planning Services

RESOLVED, the Board of Trustees of the Village of recognizes the need for funding to pay for data collection, field investigation, feasibility and conceptual plans and budgets, for projects to improve the Village stormwater system and reducing flooding during extreme rainfall events,

RESOLVED, that the Village Board of the Village of Nyack hereby authorizes the submission of an application to the US Department of Transportation (DOT) Federal Highway Administration (FHWA) under the FY 2024-2026 Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Program (FHWA-PROT-26-001) for a Planning Grant in the amount of \$243,000 for the Village of Nyack Roadway Drainage Resilience Assessment and Capital Improvement

Plan;

and

FURTHER RESOLVED, that the Mayor, Village Administrator, or other authorized Village official is authorized to execute and submit the application and any documents necessary to carry out the application process, subject to review by the Village Attorney and Village Treasurer, as applicable.

7.8 Resolution No. 2026-196 Resolution of the Nyack Board of Trustees Approving the Appointment of a Steering Committee to Guide the Grant Funded Zoning Study of the Corridor Commercial Zone Along Route 59 in Nyack.

WHEREAS, the Village Board of Trustees has supported an exploration of opportunities to amend the Corridor Commercial Zone to include mixed use development in various ways, including: as noted in the 2016 Comprehensive Plan, the Village's New York Forward grant application, and approval of a grant application to NYS to fund such a study,

WHEREAS, the Village Board of Trustees considers it in the public interest to explore the use of zoning in the Corridor Commercial Zone to foster mixed use development, improvements in traffic safety and streetscape design for walkability, while enhancing services accessible to nearby residents and visitors,

WHEREAS, the Village applied for and obtained grant funding contract from the NYS Housing Trust Fund Corporation for \$200,000 to conduct such a study, and contracted with BFJ Planning, a firm with extensive experience in Nyack, to conduct the study,

WHEREAS, the Village Board of Trustees considers public engagement an essential part of the planning process, and a steering committee will help guide the planning process,

RESOLVED, the Village Board of Trustees appoints the following individuals to serve on a steering committee for the zoning study:

Joe Carlin – Board liaison
Bill Batson - Chamber
Steve Knowlton – Chair, ZBA
Laura Rothchild, Chair, PB
Layla Vrabel, PB
Nicole Hines, NAACP

Drazen Cackovic, DCAK-MSA
Chris Latanzio, Resident, Parks
Commission
Andy Minniefield, contractor
Todd Jones, Resident

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

- 8.1 – Orangetown Police Department
- 8.2 – Village Administrator
- 8.3 – Village Clerk

9 Old Business

- 9.1 Uptown Gateway Zoning Project – consideration of a building moratorium

10 New Business

11 Communications

- 11.1 Andre Smith, Memorial park permit application for annual cancer awareness festival including community organizations, bouncy house, DJ and family friendly activities, beginning with a walk against cancer on sidewalks in the downtown, August 21, 2027 (rain date 8/28/27)
- 11.2 Naomi Camilleri, Yoga Fest, Memorial Park, Saturday, September 18, 2027 (rain date 9/19/27)
- 11.3 Nyack Parks Commission memo opposing opening of driveway to cars
- 11.4 Health Lifeline - new health clinic at Pride Center
- 11.5 Mayor Tarapata – Hallowe'en street closure request
- 11.6 Nyack Recreation program flyers
- 11.7 October 22, TBD, animal blessing in the marina, after dark

12 Public Comment

13 Executive Session

14 Adjournment

INTEROFFICE MEMORANDUM

TO: MAYOR RAND AND TRUSTEES

FROM: ANDY STEWART , VILLAGE ADMINISTRATOR

SUBJECT: BUDGET REVIEW

DATE: OCTOBER 8, 2026

Treasurer will present the attached quarterly financial update. I have included the budget sheets including my notes in handwriting to indicate items for discussion. In brief, see attached 12 page document including:

1. Water Fund (supported by meter fees) - page 1-2
 - a. Kyle is presenting this data to the Board of Water Commissioners, who oversee this budget.
 - b. BOWC raised rates by 22% January 2025, driven by rising debt costs for capital projects (water mains and PFAS treatment).
 - c. Row 17 – this is legal settlement revenue from class action lawsuit against 3M and other PFAS manufactures. Our outside attorney is currently seeking damages from several local PFAS contamination sources/businesses, including Nice-Pak and PlastiCraft.
 - d. Row 37 – legal fees for collecting on unpaid bills.
 - e. Row 47 – sludge removal costs
 - f. Row 55 – contractor costs misc
 - g. Net loss - \$524K
2. Village general fund Revenues – page 3-5
 - a. Row 17-18 Non-property taxes – hotel and cannabis underperforming slightly
 - b. Row 30 – fire inspection fees up
 - c. Row 33 -Vital stats fees – over expectations
 - d. Row 46 – EV charging fees up
 - e. Row 57 building permit fees up a LOT
 - f. Row 80 mortgage tax up
3. Village general fund Appropriations – page 6-9
 - a. Row 55 – gas and electric – classification error adjustment noted
 - b. Rows 69 and 81 – safety patrol classification adjustment
 - c. Row 105 DPW OT – snow storm overtime large cost

- d. Row 123 – DPW contractual snow storm snow removal, salt, etc.
 - e. NET GENERAL FUND FINISHED 25-26 FY \$500K PROFIT. Will reduce future capital project debt financing needs (Marina restaurant is one upcoming big project)
- 4. Parking Authority – page 10
 - a. Row 6 – ticket revenue – discovered about 1000 late payment notices never sent by vendor, dating to 2021. Sent, court attendance and revenues up.
 - b. Row 29 – implementation of cost saving credit card processing new contract has been delayed, resulting in unrealized expectation of savings.
 - c. Capital project needed – upgrade all 34 munimeters to meet new financial security requirements, about \$150K, planned for 2027.
- 5. Bond Schedule – Village – page 11
 - a. See notes on annual bonding activity
 - b. Debt service cost peaking in 2027, then declining rapidly.
 - c. Will need to forecast upcoming capital needs
 - i. Vehicles
 - ii. Public works
- 6. Bond Schedule – Water – page 12
 - a. Need to continue raising rates to stay on course with debt costs.

	A	B	C	D	E	F	G	H	I
1	<h1 style="text-align: center;">Nyack Parking Authority</h1> <h2 style="text-align: center;">2026-2027 budget</h2> <h3 style="text-align: center;">Q1 Budget Update</h3>								
2									
3									
4									
5									
6	Account #	Account Name	Adopted 2025 - 2026	Actual 2025- 2026	2025-2026 \$	2025-2026 %	Budgeted 2026 - 2027	Q1 2027 Actuals (June-Aug 2026)	Q1 2026- 2027 %
7	CP-0000-1710-1000	Parking Ticket Revenue	753,000.00	734,795.87	(18,204.13)	98%	705,000.00	258,809.10	36.7%
8	CP-0000-1721-1000	Parking Lots - Artopee	30,000.00	35,688.00	5,688.00	119%	36,000.00	8,210.00	22.8%
9	CP-0000-1721-2000	Parking Lots - Catherine	19,000.00	19,455.00	455.00	102%	19,000.00	4,650.00	24.5%
10	CP-0000-1721-3000	Parking Lots - Spear	9,000.00	5,965.00	(3,035.00)	66%	3,500.00	800.00	22.9%
11	CP-0000-1721-4000	Parking Lots - Other	250.00	26.00	(224.00)	10%	250.00	-	0.0%
12	CP-0000-1741-1000	Parking Meters - Coin	115,000.00	108,660.00	(6,340.00)	94%	105,000.00	25,200.00	24.0%
13	CP-0000-1741-2000	Parking Meters - Credit Card	80,000.00	67,391.99	(12,608.01)	84%	65,000.00	18,907.97	29.1%
14	CP-0000-1741-3000	PARKING METER FEES - PARKMOBILE	370,000.00	456,623.60	86,623.60	123%	440,000.00	129,616.00	29.5%
15	CP-0000-1789-0000	PARKING BOOT FEES	-	-	-		-		
16	CP-0000-2770-0000	MISCELLANEOUS REVENUES	-	-	-		-		
17									
18		TOTAL BUDGET - REVENUE	1,376,250.00	1,428,605.46	52,355.46	104%	1,373,750.00	446,193.07	32.5%
19									
20									
21	CP-1320-4000-0000	Auditor: Contractual	3,000.00	-	3,000.00	0%	3,000.00	-	0.0%
22	CP-1650-4000-0000	Telephone / Internet	2,200.00	4,306.48	(2,106.48)	196%	6,000.00	650.44	10.8%
23	CP-1660-4000-0000	Office Supplies	1,900.00	3,549.14	(1,649.14)	187%	3,000.00	1,582.35	52.7%
24	CP-1670-4000-0000	Printing & Mailing	6,000.00	365.76	5,634.24	6%	3,000.00	52.87	1.8%
25	CP-1910-4000-0000	Insurance	42,000.00	42,388.99	(388.99)	101%	45,500.00	-	0.0%
26	CP-1989-4000-000	Miscellaneous	100.00	891.00	(791.00)	891%	400.00	-	0.0%
27	CP-1990-4000-0000	Contingency	-	-	-		5,518.19	-	New Line
28	CP-3320-4000-0000	Signs	3,000.00	3,172.30	(172.30)	106%	4,000.00	1,536.29	38.4%
29	CP-3320-4100-0000	Armored Car Service	13,500.00	11,925.81	1,574.19	88%	13,500.00	3,189.24	23.6%
30	CP-3320-4200-0000	Credit Card Fees	118,015.00	158,783.70	(40,768.70)	135%	75,000.00	28,152.75	37.5%
31	CP-3320-4300-0000	Parking app fees	85,000.00	116,472.15	(31,472.15)	137%	110,000.00	29,363.05	26.7%
32	CP-3320-4400-0000	Revenue Collection Fees	135,000.00	121,492.07	13,507.93	90%	125,000.00	37,296.54	29.8%
33	CP-3320-4500-0000	Meter Maintenance	27,200.00	31,668.76	(4,468.76)	116%	30,000.00	6,862.40	22.9%
34	CP-3320-4600-0000	Vehicle Expense	53,000.00	44,859.15	8,140.85	85%	5,000.00	-	0.0%
35	CP-5650-1000-0000	Parking Personnel	340,979.00	359,925.97	(18,946.97)	106%	360,000.00	93,272.64	25.9%
36	CP-5650-2000-0000	Equipment	20,000.00	3,347.88	16,652.12	17%	20,000.00	-	0.0%
37	CP-5650-4100-0000	Library Lease	10,000.00	14,750.00	(4,750.00)	148%	14,750.00	-	0.0%
38	CP-5650-4200-0000	Village Lease	300,000.00	300,000.00	-	100%	300,000.00	-	0.0%
39	CP-5650-4700-0000	Uniforms/M meal Allowance	3,350.00	810.00	2,540.00	24%	1,500.00	247.99	16.5%
40	CP-5650-4701-0000	UNIFORMS - ALLEN	-	616.88	(616.88)		800.00	-	New Line
41	CP-5650-4702-0000	UNIFORMS - LAGRENADE	-	294.99	(294.99)		800.00	-	New Line
42	CP-5650-4703-0000	UNIFORMS - RODRIGUEZ	-	759.88	(759.88)		800.00	-	New Line
43	CP-9010-8000-0000	Retirement	35,043.00	36,825.57	(1,782.57)	105%	39,274.56	-	0.0%
44	CP-9030-8000-0000	Social Security / Medicare	26,085.00	27,534.34	(1,449.34)	106%	27,540.00	7,135.36	25.9%
45	CP-9040-8000-0000	Workers Compensation	6,075.00	4,981.67	1,093.33	82%	4,981.67	4,945.15	99.3%
46	CP-9045-8000-0000	Life Insurance	900.00	863.28	36.72	96%	950.00	235.44	24.8%
47	CP-9060-8000-0000	Medical Insurance	143,903.00	165,698.67	(21,795.67)	115%	173,435.58	20,982.15	12.1%
48									
49		TOTAL BUDGET - EXPENDITURES	1,376,250.00	1,456,284.44			1,373,750.00	235,504.66	17.1%
50									
51		PROFIT/LOSS		(27,678.98)				210,688.41	

	A	B	C	D	E	F	G	H	I	J
1		Village of Nyack - Water Department								
2		Fiscal Year Ending 5/31/27								
3		Q1 Budget Update								
4										
5										
6										
7		<u>Account #</u>	<u>Account Name</u>	<u>Adopted 2025 - 2026</u>	<u>Actual 2025- 2026</u>	<u>2025-2026 \$</u>	<u>2025-2026 %</u>	<u>Budgeted 2026 - 2027</u>	<u>Q1 2027 Actuals (June-Aug 2026)</u>	<u>Q1 2026-2027 %</u>
8										
9		Revenue								
10		F -0000-2140-0000	METERED WATER SALES	5,196,184.75	4,994,772.52	(201,412.23)	96%	5,832,374.95	1,071,793.34	18.4%
11		F -0000-2142-0000	UNMETERED WATER SALES	353,258.00	317,481.60	(35,776.40)	90%	329,203.06	78,209.00	23.8%
12		F -0000-2144-0000	WATER SERVICE CHARGES	3,000.00	9,167.00	6,167.00	306%	7,500.00	1,545.00	20.6%
13		F -0000-2148-0000	INT & PENLTY/WATER RENTS	70,000.00	227,404.99	157,404.99	325%	85,400.00	39,042.44	45.7%
14		F -0000-2189-0000	OTHER HOME & COMMUNITY DEVELOPMENT	-	6,000.00	6,000.00		1,500.00	3,180.10	212.0%
15		F -0000-2655-0000	METER SALES	15,000.00	36,894.94	21,894.94	246%	23,500.00	8,697.00	37.0%
16		F -0000-2680-0000	INSURANCE RECOVERIES	-	-	-		-	106,510.22	
17		F -0000-2690-0000	OTH COMPENSATION FOR	-	398,770.69	398,770.69		-	104,085.60	
18		F -0000-2710-0000	PREMIUM ON OBLIGATIONS	-	287,274.65	287,274.65		-	-	
19		F -0000-2770-0000	MISCELLANEOUS REVENUES	-	16.00	16.00			1,401.19	
20		F -0000-3989-0000	State AID	-	106,087.23	106,087.23		-	-	
21			TOTAL Revenue	5,637,442.75	6,383,869.62	746,426.87	113%	6,279,478.01	1,414,463.89	22.5%
22										
23		Expenses								
24		F -1910-4000-0000	UNALLOCATED INSURANCE	176,202.79	178,568.96	(2,366.17)	101%	189,468.07	6,160.00	3.3%
25		F -1950-4000-0000	TAXES AND ASSESSMENTS	110,838.37	159,157.10	(48,318.73)	144%	-	-	
26		F -1990-4000-0000	CONTINGENCY	424,509.81	-	424,509.81	0%	678,141.74	-	0.0%
27		F -8310-1100-0000	PERSONAL SERVICES	128,474.34	188,398.76	(59,924.42)	147%	140,000.00	32,596.79	23.3%
28		F -8310-1200-0000	SUPERINTENDENT	175,634.98	203,338.68	(27,703.70)	116%	205,000.00	51,338.98	25.0%
29		F -8310-1300-0000	METER READER	71,435.18	72,381.69	(946.51)	101%	73,522.80	16,824.90	22.9%
30		F -8310-1400-0000	ADMIN-COMMISSIONER/PERS.	17,400.00	18,600.00	(1,200.00)	107%	18,600.00	3,100.00	16.7%
31		F -8310-1650-0000	STUDENT CLERK	4,125.00	3,877.50	247.50	94%	4,125.00	-	0.0%
32		F -8310-2100-0000	ADMIN/FURNITURE/FURNISH.	1,500.00	-	1,500.00	0%	1,500.00	-	0.0%
33		F -8310-4100-0000	ADMIN/OFFICE SUPPLIES	5,000.00	4,402.75	597.25	88%	5,000.00	-	0.0%
34		F -8310-4300-0000	ADMIN/TELEPHONE	36,000.00	36,075.04	(75.04)	100%	36,585.60	8,087.13	22.1%
35		F -8310-4500-0000	ADMIN-CONTRACTED	26,000.00	30,535.96	(4,535.96)	117%	26,000.00	6,726.88	25.9%
36		F -8310-4710-0000	ADMIN/POSTAGE	14,000.00	14,370.00	(370.00)	103%	16,000.00	8,000.00	50.0%
37		F -8310-4720-0000	ADMIN/LEGAL/ATTORNEY FEES	48,000.00	241,849.09	(193,849.09)	504%	50,000.00	57,951.53	115.9%
38		F -8320-1100-0000	WATCHMEN	485,000.00	384,543.47	100,456.53	79%	480,000.00	82,988.51	17.3%
39		F -8320-1120-0000	WATCHMEN - OVERTIME &	140,000.00	182,742.26	(42,742.26)	131%	175,000.00	33,260.72	19.0%
40		F -8320-2500-0000	PLANT/EQUIPMENT	50,000.00	41,560.65	8,439.35	83%	25,000.00	-	0.0%
41		F -8320-4100-0000	PLANT/SUPPLY & MATERIALS	30,000.00	59,110.93	(29,110.93)	197%	50,000.00	10,652.94	21.3%
42		F -8320-4300-0000	PLANT/POWER & LIGHT	290,000.00	317,121.35	(27,121.35)	109%	306,000.00	56,775.48	18.6%
43		F -8320-4500-0000	PLANT	100,000.00	295,773.25	(195,773.25)	296%	150,000.00	23,828.48	15.9%
44		F -8330-4100-0000	PURIFICATION/SUPPLY/MATRL	8,000.00	28,263.24	(20,263.24)	353%	30,000.00	11,118.90	37.1%
45		F -8330-4110-0000	PURIFICATION CHEMICALS	195,000.00	183,128.23	11,871.77	94%	130,000.00	36,373.18	28.0%

	A	B	C	D	E	F	G	H	I	J
6										
7		<u>Account #</u>	<u>Account Name</u>	<u>Adopted 2025 - 2026</u>	<u>Actual 2025- 2026</u>	<u>2025-2026 \$</u>	<u>2025-2026 %</u>	<u>Budgeted 2026 - 2027</u>	<u>Q1 2027 Actuals (June-Aug 2026)</u>	<u>Q1 2026-2027 %</u>
46		F -8330-4200-0000	PURIFICATION/ENGINEER FEE	150,000.00	316,954.05	(166,954.05)	211%	290,000.00	15,942.18	5.5%
47		F -8330-4500-0000	PURIF/CONT SERVICE-EQUIP.	170,000.00	415,595.00	(245,595.00)	244%	140,000.00	18,621.00	13.3%
48		F -8340-1100-0000	TRANSPORTATION &	325,000.00	322,626.82	2,373.18	99%	350,000.00	77,029.05	22.0%
49		F -8340-1120-0000	TRANSPORTATION &	150,000.00	124,006.11	25,993.89	83%	140,000.00	23,329.84	16.7%
50		F -8340-2300-0000	TRANS/DIST MOTOR VEH/EQUIP	25,000.00	92,216.73	(67,216.73)	369%	25,000.00	1,247.38	5.0%
51		F -8340-2400-0000	TRANS/DIST HWY & ST.EQUIP	10,000.00	-	10,000.00	0%	10,000.00	-	0.0%
52		F -8340-2500-0000	TRANS/DIST-OTHER EQUIPMT	25,000.00	35,461.53	(10,461.53)	142%	30,000.00	4,108.48	13.7%
53		F -8340-2600-0000	TRANS/DIST GASOLINE ACCT.	16,000.00	15,331.71	668.29	96%	16,000.00	1,266.04	7.9%
54		F -8340-4100-0000	TRANS/DIST SUPPLY/MATRL	55,000.00	82,545.67	(27,545.67)	150%	55,000.00	63,508.88	115.5%
55		F -8340-4500-0000	TRAN/DIST CONTR.EQUIP.SVC	200,000.00	909,962.11	(709,962.11)	455%	200,000.00	149,614.71	74.8%
56		F -8340-4700-0000	TRANS/DIST MISCELLANEOUS	-	473.96	(473.96)		-	-	
57		F -9010-8000-0000	STATE RETIREMENT (ERS)	240,000.00	255,844.35	(15,844.35)	107%	288,013.44	-	0.0%
58		F -9030-8000-0000	SOCIAL SECURITY	92,818.30	86,356.91	6,461.39	93%	98,347.36	19,779.91	20.1%
59		F -9035-8000-0000	MEDICARE	21,707.51	20,732.29	975.22	96%	23,000.59	4,625.96	20.1%
60		F -9040-8000-0000	WORKERS'COMPENSATION	55,000.00	40,849.70	14,150.30	74%	40,849.70	40,550.21	99.3%
61		F -9045-8000-0000	LIFE INSURANCE	4,000.00	3,689.38	310.62	92%	4,100.00	1,020.24	24.9%
62		F -9060-8000-0000	MEDICAL EXPENSE	496,132.72	477,991.72	18,141.00	96%	538,000.00	67,437.57	12.5%
63		F -9089-8000-0000	EMPLOY.BENEFIT LUNCH	2,800.00	5,178.47	(2,378.47)	185%	3,500.00	370.00	10.6%
64		F -9089-8000-0001	EDUCATION	6,000.00	5,658.80	341.20	94%	6,000.00	330.00	5.5%
65		F -9089-8100-0000	EMPLOYEE	11,000.00	8,567.33	2,432.67	78%	8,800.00	-	0.0%
66		F -9710-6000-0000	SERIAL BONDS PRINCIPAL	80,000.00	80,000.00	-	100%	393,118.59	85,000.00	21.6%
67		F -9710-7000-0000	SERIAL BONDS INTEREST	26,063.75	25,238.74	825.01	97%	729,805.11	354,189.65	48.5%
68		F -9730-0010-0000	BOND ANTICIPATION NOTES	170,000.00	170,000.00	-	100%	-	-	
69		F -9730-7000-0000	BOND ANTICIPATION NOTE	668,800.00	668,799.98	0.02	100%	-	-	
70		F -9901-9000-0000	INTERFUND TRANSFERS	100,000.00	100,000.00	-	100%	100,000.00	-	0.0%
71			TOTAL Expense	5,637,442.75	6,907,880.27	(1,270,437.52)	123%	6,279,478.01	1,373,755.52	21.9%
72										
73			Net Profit/Loss	-	(524,010.65)				40,708.37	

	A	B	C	D	E	F	G	H	I	J
1	Village of Nyack									
2	Fiscal Year Ending 5/31/27									
3	Q1 Budget Update									
4	Revenues									
5										
6										
7	<u>Account #</u>	<u>Account Name</u>	<i>Budgeted 2025 - 2026</i>	<i>Actual 2025- 2026</i>	<i>2025-2026 \$</i>	<i>2025-2026 %</i>	<i>Budgeted 2026 - 2027</i>	<i>Q1 2027 Actuals (June-Aug 2026)</i>	<i>Q1 2026-2027 %</i>	
8										
9	REAL PROPERTY TAX AND TAX ITEMS									
10	A.0000.1001	Real Property Tax	4,393,250.00	4,393,250.00	-	100.0%	4,520,940.00	4,520,940.00	100.0%	
11	A.0000.1081	Payment in Lieu of Taxes	19,000.00	20,881.27	1,881.27	109.9%	21,300.00	23,555.25	110.6%	
12	A.0000.1089	Other Property Tax Items	500.00	3,215.00	2,715.00	643.0%	3,000.00	125.00	4.2%	
13	A.0000.1090	Interest & Penalties on Real Property Tax	25,000.00	27,391.99	2,391.99	109.6%	25,000.00	24,804.88	99.2%	
14	TOTAL		4,437,750.00	4,444,738.26	6,988.26	100.2%	4,570,240.00	4,569,425.13	100.0%	
15										
16	NON-PROPERTY TAXES									
17	A.0000.1113	Tax on Hotel Room Occupancy	240,000.00	204,998.25	(35,001.75)	85.4%	240,000.00	65,921.19	27.5%	
18	A.0000.1116	Tax on Adult Use Cannabis	400,000.00	444,002.79	44,002.79	111.0%	450,000.00	33,765.10	7.5%	
19	A.0000.1120	Non-Property Tax Distribution	190,000.00	210,867.00	20,867.00	111.0%	200,000.00	0.00	0.0%	
20	A.0000.1130	Utility Gross Receipt Tax	120,000.00	154,802.81	34,802.81	129.0%	125,000.00	32,053.58	25.6%	
21	A.0000.1170	Franchise Fees	105,000.00	98,465.07	(6,534.93)	93.8%	110,000.00	7,963.21	7.2%	
22	TOTAL		1,055,000.00	1,113,135.92	58,135.92	105.5%	1,125,000.00	139,703.08	12.4%	
23										
24	DEPARTMENTAL INCOME									
25	GENERAL GOVERNMENT									
26	A.0000.1255	Clerks Fees	-	50.00	50.00		-	0.00		
27	A.0000.1289	Other - Building Dept. Legal Ad Fees	2,000.00	-	(2,000.00)	0.0%	2,000.00	0.00	0.0%	
28										
29	PUBLIC SAFETY									
30	A.0000.1540	Fire Inspection Fees	50,000.00	62,730.00	12,730.00	125.5%	50,000.00	15,600.00	31.2%	
31										
32	HEALTH									
33	A.0000.1603	Vital Statistics Fees	50,000.00	64,706.00	14,706.00	129.4%	55,000.00	14,040.50	25.5%	
34										
35	CULTURE AND RECREATION									
36	A.0000.2004	Summer Food Program Reimbursables	40,000.00	39,786.00	(214.00)	99.5%	40,000.00	26,640.00	66.6%	
37	A.0000.2005	Marina Revenue	42,500.00	39,062.55	(3,437.45)	91.9%	44,000.00	8,527.50	19.4%	
38	A.0000.2025	Special Recreation Facility Charges	3,300.00	4,175.00	875.00	126.5%	3,600.00	216.00	6.0%	
39	A.0000.2089	Other Culture & Recreation	40,000.00	66,872.99	26,872.99	167.2%	40,000.00	5,439.68	13.6%	
40										

	A	B	C	D	E	F	G	H	I	J
6										
7		<u>Account #</u>	<u>Account Name</u>	<i>Budgeted 2025 - 2026</i>	<i>Actual 2025- 2026</i>	<i>2025-2026 \$</i>	<i>2025-2026 %</i>	<i>Budgeted 2026 - 2027</i>	<i>Q1 2027 Actuals (June-Aug 2026)</i>	<i>Q1 2026-2027 %</i>
41	HOME AND COMMUNITY SERVICES									
42		A.0000.2110	Zoning Fees	2,000.00	3,900.00	1,900.00	195.0%	2,000.00	2,850.00	142.5%
43		A.0000.2115	Planning Fees	3,000.00	6,400.00	3,400.00	213.3%	3,000.00	10,200.00	340.0%
44		A.0000.2120	Fines & Fees - Legal	1,500.00	2,600.00	1,100.00	173.3%	1,500.00	550.00	36.7%
45		A.0000.2130	Refuse & Garbage Charges	325.00	-	(325.00)		-	-	
46		A.0000.2150	Sale of Electrical Power	4,200.00	13,556.07	9,356.07	322.8%	12,000.00	4,947.72	41.2%
47		A.0000.2189	Other Home and Community	18,000.00	18,000.00	-	100.0%	18,000.00	10,000.00	55.6%
48		TOTAL		256,825.00	321,838.61	65,013.61	125.3%	271,100.00	99,011.40	36.5%
49										
50	INTERGOVERNMENTAL CHARGES									
51	USE OF MONEY AND PROPERTY									
52		A.0000.2401	Interest & Earnings	50,000.00	83,969.88	33,969.88	167.9%	65,000.00	25,131.49	38.7%
53		A.0000.2410	Rental of Real Property	9,600.00	9,600.00	-	100.0%	9,600.00	2,400.00	25.0%
54										
55	LICENSES AND PERMITS									
56		A.0000.2501	Licenses - Other	450.00	1,450.00	1,000.00	322.2%	600.00	0.00	0.0%
57		A.0000.2555	Building and Alteration Permits	250,000.00	431,271.14	181,271.14	172.5%	335,000.00	156,233.48	46.6%
58		A.0000.2560	Street Opening Permits	7,000.00	17,400.00	10,400.00	248.6%	7,000.00	600.00	8.6%
59		A.0000.2590	Permits - Other	7,000.00	38,990.00	31,990.00	557.0%	7,000.00	16,825.00	240.4%
60										
61	FINES AND FORFEITURES									
62		A.0000.2610	Fines	130,000.00	158,567.00	28,567.00	122.0%	160,000.00	34,920.00	21.8%
63										
64	SALE OF PROPERTY AND COMPENSATION FOR LOSS									
65		A.0000.2650	Sale of Scrap Materials	3,500.00	2,630.25	(869.75)	75.2%	3,500.00	1,010.16	28.9%
66		A.0000.2680	Insurance Recoveries	7,500.00	14,419.30	6,919.30	192.3%	1,400.00	0.00	0.0%
67		A.0000.2690	Recycling Rebate	9,500.00	9,846.90	346.90	103.7%	9,500.00	2,384.20	25.1%
68										
69	MISCELLANEOUS									
70		A.0000.2705	Gifts & Donations	15,000.00	11,610.00	(3,390.00)	77.4%	1,000.00	-	0.0%
71		A.0000.2710	Premium on Obligations	-	31,248.87	31,248.87		-	-	
72		A.0000.2770	Miscellaneous Revenue	5,000.00	20,240.05	15,240.05	404.8%	5,000.00	9,573.74	191.5%
73		A.0000.2817	Parking Authority	300,000.00	300,000.00	-	100.0%	300,000.00	-	0.0%
74		A.0000.2818	Water Department	100,000.00	100,000.00	-	100.0%	100,000.00	-	0.0%
75		TOTAL		894,550.00	1,231,243.39	336,693.39	137.6%	1,004,600.00	249,078.07	24.8%
76										
77	STATE AID									
78	GENERAL GOVERNMENT									
79		A.0000.3001	NYS AIM Allocation	79,575.00	85,142.00	5,567.00	107.0%	85,142.00	16,701.00	19.6%
80		A.0000.3005	Mortgage Tax	80,000.00	187,541.46	107,541.46	234.4%	140,000.00	0.00	0.0%

	A	B	C	D	E	F	G	H	I	J
6										
7		<u>Account #</u>	<u>Account Name</u>	<i>Budgeted 2025 - 2026</i>	<i>Actual 2025- 2026</i>	<i>2025-2026 \$</i>	<i>2025-2026 %</i>	<i>Budgeted 2026 - 2027</i>	<i>Q1 2027 Actuals (June-Aug 2026)</i>	<i>Q1 2026-2027 %</i>
81										
82		TRANSPORTATION								
83		A.0000.3501	Consolidated Highway Aid Program	170,000.00	180,567.02	10,567.02	106.2%	180,000.00	190,894.31	106.1%
84										
85		TOTAL		329,575.00	453,250.48	123,675.48	137.5%	405,142.00	207,595.31	51.2%
86										
87										
88		Grand TOTAL		6,973,700.00	7,564,206.66	590,506.66	108%	7,376,082.00	5,264,812.99	71%

	A	B	C	D	E	F	G	H	I	J
1	Village of Nyack									
2	Fiscal Year Ending 5/31/27									
3	Q1 Budget Update									
4	Appropriations									
5										
6										
7										
8										
9	LEGISLATIVE BOARD									
10		A.1010.0100	Village Board: Personal Service	30,780.00	30,780.00	-	100%	30,780.00	5,130.00	17%
11		A.1010.0400	Village Board: Contractual	1,500.00	204.00	1,296.00	14%	1,500.00	308.90	21%
12		TOTAL		32,280.00	30,984.00	1,296.00	96%	32,280.00	5,438.90	17%
13										
14	JUDICIAL									
15		A.1110.0100	Village Justice: Personal Service	45,000.00	40,294.08	4,705.92	90%	40,294.08	6,715.68	17%
16		A.1110.0110	Acting Village Justice:Personal Service	3,282.72	3,282.72	-	100%	3,282.72	547.12	17%
17		A.1110.0120	Court Clerk: Personal Service	55,770.31	61,448.23	(5,677.92)	110%	72,115.86	16,642.14	23%
18		A.1110.0121	Court Clerk Overtime: Personal Service	3,000.00	6,547.58	(3,547.58)	218%	3,000.00	1,872.90	62%
19		A.1110.0130	Deputy Court Clerk: Personal Service	64,770.31	40,191.39	24,578.92	62%	50,651.69	11,688.84	23%
20		A.1110.0165	Court Officers: Personal Service	12,000.00	13,160.00	(1,160.00)	110%	12,000.00	2,600.00	22%
21		A.1110.0430	Court Supplies: Contractual	3,000.00	4,848.65	(1,848.65)	162%	3,000.00	0.00	0%
22		TOTAL		186,823.34	169,772.65	17,050.69	91%	184,344.35	40,066.68	22%
23										
24	EXECUTIVE									
25		A.1210.0100	Mayor: Personal Service	15,390.00	15,390.00	-	100%	15,390.00	2,565.00	17%
26		A.1210.0400	Mayor: Contractual	1,000.00	400.00	600.00	40%	1,000.00	0.00	0%
27		A.1220.0100	Village Administrator: Personal Service	148,526.00	140,212.54	8,313.46	94%	144,418.92	33,327.42	23%
28		A.1220.0120	Village Admin: Personal Service-Assistant	78,251.98	77,441.00	810.98	99%	82,441.00	19,024.80	23%
29		A.1220.0400	Village Administrator: Contractual	500.00	1,470.03	(970.03)	294%	1,200.00	265.40	22%
30		TOTAL		243,667.98	234,913.57	8,754.41	96%	244,449.92	55,182.62	23%
31										
32	FINANCE									
33		A.1320.0400	Auditor: Contractual	30,000.00	-	30,000.00	0%	30,000.00	0.00	0%
34		A.1325.0100	Treasurer: Personal Service	87,000.00	90,311.41	(3,311.41)	104%	103,000.00	27,730.78	27%
35		A.1325.0110	Deputy Treasurer: Personal Service	45,000.00	46,208.24	(1,208.24)	103%	40,289.43	9,283.02	23%
36		A.1325.0120	Deputy Treasurer: Personal Service - Overtime	-	-	-	New Line	7,500.00	3,414.83	46%
37		A.1325.0400	Treasurer: Contractual	5,000.00	5,855.88	(855.88)	117%	5,333.03	1,500.00	28%
38		A.1325.0415	Treasurer: Payroll Processing	13,500.00	20,603.96	(7,103.96)	153%	22,140.00	6,328.87	29%
39		A.1380.0400	Fiscal Agent Fees: Contractual	15,000.00	27,421.26	(12,421.26)	183%	15,000.00	0.00	0%
40		TOTAL		195,500.00	190,400.75	5,099.25	97%	223,262.46	48,257.50	22%
41										
42	MUNICIPAL STAFF									
43		A.1410.1000	Clerk: Personal Service	97,850.00	97,843.20	6.80	100%	100,778.50	27,134.52	27%
44		A.1410.4000	Clerk:Contractual	3,000.00	2,064.45	935.55	69%	3,000.00	0.00	0%
45		A.1420.0100	Law: Personal Service	84,872.00	84,872.04	(0.04)	100%	84,872.04	14,145.34	17%

	A	B	C	D	E	F	G	H	I	J
6										
7		<u>Account #</u>	<u>Account Name</u>	<u>Budgeted 2025 - 2026</u>	<u>Actual 2025- 2026</u>	<u>2025-2026 \$</u>	<u>2025-2026 %</u>	<u>Budgeted 2026 - 2027</u>	<u>Q1 2027 Actuals (June-Aug 2026)</u>	<u>Q1 2026-2027 %</u>
46		A.1420.0400	Law: Contractual	100,000.00	19,813.30	80,186.70	20%	20,000.00	266.06	1%
47		A.1440.0400	Engineer: Contractual	60,000.00	32,941.50	27,058.50	55%	45,000.00	10,000.00	22%
48		A.1460.0400	Records Management: Contractual	7,000.00	6,369.00	631.00	91%	7,000.00	1,296.00	19%
49		TOTAL		352,722.00	243,903.49	108,818.51	69%	260,650.54	52,841.92	20%
50										
51			SHARED SERVICES							
52		A.1610.0400	Central Services: Grant Writing	25,000.00	20,922.00	4,078.00	84%	25,000.00	3,150.00	13%
53		A.1620.0400	Buildings: Contractual	60,000.00	60,743.62	(743.62)	101%	61,000.00	15,017.96	25%
54		A.1620.0405	Buildings: Contractual - Police Sub Station	3,500.00	2,910.55	589.45	83%	3,500.00	315.57	9%
55		A.1620.0420	Buildings: Contractual - Gas/Electric	35,000.00	106,381.59	(71,381.59)	304%	100,000.00	17,554.31	18%
56		A.1620.0428	Buildings: Contractual - Senior Center	21,000.00	10,170.03	10,829.97	48%	10,000.00	5,106.81	51%
57		A.1650.0400	Central Communications: Newspaper Fees	8,000.00	8,914.15	(914.15)	111%	8,000.00	2,066.07	26%
58		A.1650.0460	Central Communications: Telephone	22,000.00	23,734.24	(1,734.24)	108%	23,000.00	310.68	1%
59		A.1660.0400	Central Storeroom: Contractual - Supplies	16,000.00	17,224.13	(1,224.13)	108%	16,000.00	8,810.10	55%
60		A.1670.0400	Central Printing & Mailing: Contractual	16,000.00	17,532.59	(1,532.59)	110%	18,000.00	2,997.35	17%
61		A.1680.0400	Central Data Processing: Contractual	125,000.00	100,128.38	24,871.62	80%	130,000.00	24,054.35	19%
62		TOTAL		331,500.00	368,661.28	(37,161.28)	111%	394,500.00	79,383.20	20%
63										
64			SPECIAL ITEMS							
65		A.1910.0400	Unallocated Insurance	208,000.00	217,532.64	(9,532.64)	105%	233,000.00	5,245.99	2%
66		A.1920.0400	Municipal Association Dues	4,500.00	11,055.00	(6,555.00)	246%	5,000.00	3,440.00	69%
67		A.1930.0400	Judgments & Claims	15,000.00	48,625.81	(33,625.81)	324%	20,000.00	0.00	0%
68		A.1950.0400	Taxes & Assessments on Property	25,000.00	3,563.76	21,436.24	14%	3,700.00	0.00	0%
69		A.1989.0400	Other General Government Support	24,000.00	44,322.72	(20,322.72)	185%	60,000.00	12,640.00	21%
70		TOTAL		276,500.00	325,099.93	(48,599.93)	118%	321,700.00	21,325.99	7%
71										
72			TRAFFIC CONTROL							
73		A.3310.0400	Traffic Control: Contractual	7,500.00	4,805.31	2,694.69	64%	7,000.00	492.98	7%
74		TOTAL		7,500.00	4,805.31	2,694.69	64%	7,000.00	492.98	7%
75										
76			OTHER							
77		A.3620.0100	Building Inspector: Personal Service	114,247.32	114,241.40	5.92	100%	117,668.64	27,155.76	23%
78		A.3620.0110	Code Enforcement Officer: Personal Service	130,000.00	97,751.09	32,248.91	75%	98,941.39	11,585.04	12%
79		A.3620.0130	Assistant Building Inspector: Personal Service	95,000.00	96,470.76	(1,470.76)	102%	83,568.73	19,270.92	23%
80		A.3620.0140	Fire Inspector: Personal Service	90,000.00	84,451.18	5,548.82	94%	77,842.58	17,961.24	23%
81		A.3620.0145	Constable: Personal Service	40,000.00	-	40,000.00	0%	-	0.00	
82		A.3620.0150	Secretary 1: Personal Service	85,000.00	80,360.86	4,639.14	95%	80,000.00	18,461.52	23%
83		A.3620.0160	Senior Clerk Typist: Personal Service	50,000.00	42,085.04	7,914.96	84%	49,564.42	11,437.92	23%
84		A.3620.0170	Clerk Part Time: Personal Service	5,000.00	5,083.00	(83.00)	102%	20,930.00	3,381.00	16%
85		A.3620.0180	Safety: Personal Service - Overtime	-	-	-	New Line	32,000.00	5,159.64	16%
86		A.3620.0190	Safety: Personal Service - Medical Buyout	-	-	-	New Line	38,000.00	0.00	0%
87		A.3620.0200	Safety Inspection: Equipment	7,500.00	1,489.31	6,010.69	20%	2,000.00	103.32	5%
88		A.3620.0400	Safety Inspection: Mileage	4,000.00	2,275.22	1,724.78	57%	3,000.00	330.05	11%
89		A.3620.0410	Safety Inspection: Telephone	2,500.00	1,494.39	1,005.61	60%	2,000.00	334.98	17%

	A	B	C	D	E	F	G	H	I	J
6				<i>Budgeted 2025 - 2026</i>	<i>Actual 2025- 2026</i>	<i>2025-2026 \$</i>	<i>2025-2026 %</i>	<i>Budgeted 2026 - 2027</i>	<i>Q1 2027 Actuals (June-Aug 2026)</i>	<i>Q1 2026-2027 %</i>
7		<i>Account #</i>	<i>Account Name</i>							
90		A.3620.0420	Safety Inspection: Maintenance Contracts	55,000.00	50,711.64	4,288.36	92%	55,000.00	2,100.00	4%
91		A.3620.0430	Safety Inspection: Seminars & Conferences	3,500.00	1,850.00	1,650.00	53%	4,500.00	0.00	0%
92		A.3620.0450	Safety Inspection: Clothing Allowance	5,000.00	6,260.85	(1,260.85)	125%	8,000.00	751.70	9%
93		A.3620.0460	Safety Inspection: Supplies	2,000.00	5,266.10	(3,266.10)	263%	2,000.00	1,107.99	55%
94		A.3620.0472	Safety Inspection: Other	2,000.00	2,659.24	(659.24)	133%	2,000.00	1,752.07	88%
95		TOTAL		690,747.32	592,450.08	98,297.24	86%	677,015.76	120,893.15	18%
96										
97		PUBLIC HEALTH PROGRAMS								
98		A.4020.0100	Registrar of Vital Statistics: Personal Service	47,250.00	49,306.25	(2,056.25)	104%	50,960.00	11,760.00	23%
99		A.4020.0200	Registrar of Vital Statistics: Pers Serv -Overtime	-	-	-	New Line	2,500.00	0.00	0%
100		TOTAL		47,250.00	49,306.25	(2,056.25)	104%	53,460.00	11,760.00	22%
101										
102		HIGHWAY								
103		A.5110.0100	Highway: Personal Service	665,000.00	674,472.60	(9,472.60)	101%	695,000.00	165,827.34	24%
104		A.5110.0110	Highway: Personal Service - Overtime	180,000.00	280,188.52	(100,188.52)	156%	210,000.00	72,520.60	35%
105		A.5110.0120	Highway: Medical Buyout	-	-	-	New Line	9,500.00	0.00	0%
106		A.5110.0200	Highway: Equipment	174,983.06	277,267.41	(102,284.35)	158%	100,000.00	0.00	0%
107		A.5110.0400	Highway: Contractual	125,000.00	117,381.04	7,618.96	94%	120,000.00	30,281.73	25%
108		A.5110.0430	Highway: Road Repairs	90,000.00	210,592.38	(120,592.38)	234%	230,000.00	165,735.52	72%
109		A.5110.0440	Highway: Garage Maintenance	30,000.00	45,876.53	(15,876.53)	153%	30,000.00	5,050.78	17%
110		A.5110.0460	Highway: Street Signs	5,000.00	5,833.16	(833.16)	117%	5,000.00	2,554.03	51%
111		A.5110.4710	Highway: Uniform Allowance	24,000.00	8,460.38	15,539.62	35%	8,500.00	2,374.81	28%
112		A.5110.4711	Highway: Uniform ABRAMS	-	777.88	(777.88)	New Line	800.00	0.00	0%
113		A.5110.4712	Highway: Uniform ALDANA	-	796.23	(796.23)	New Line	800.00	0.00	0%
114		A.5110.4713	Highway: Uniform BROWN	-	794.81	(794.81)	New Line	800.00	0.00	0%
115		A.5110.4714	Highway: Uniform ESTIVERNE	-	797.09	(797.09)	New Line	800.00	0.00	0%
116		A.5110.4715	Highway: Uniform JONES GLASS	-	800.00	(800.00)	New Line	800.00	249.99	31%
117		A.5110.4716	Highway: Uniform MAGANA	-	249.99	(249.99)	New Line	800.00	0.00	0%
118		A.5110.4717	Highway: Uniform OCCENA	-	805.00	(805.00)	New Line	800.00	249.99	31%
119		A.5110.4718	Highway: Uniform PARKER	-	798.89	(798.89)	New Line	800.00	0.00	0%
120		A.5110.4719	Highway: Uniform TAYLOR	-	799.95	(799.95)	New Line	800.00	0.00	0%
121		A.5110.4800	Highway: Mileage and Meals	3,000.00	3,790.00	(790.00)	126%	3,500.00	510.00	15%
122		A.5110.4820	Highway: Gasoline	33,000.00	33,043.06	(43.06)	100%	35,000.00	14,204.22	41%
123		A.5142.0400	Snow Removal: Contractual	30,000.00	96,102.91	(66,102.91)	320%	50,000.00	0.00	0%
124		A.5182.0400	Street Lighting: Contractual	40,000.00	3,597.14	36,402.86	9%	10,000.00	130.17	1%
125		A.5410.0400	Sidewalks: Contractual	35,000.00	30,175.00	4,825.00	86%	35,000.00	0.00	0%
126		TOTAL		1,434,983.06	1,793,399.97	(358,416.91)	125%	1,548,700.00	459,689.18	30%
127										
128		ECONOMIC AND SOCIAL DEVELOPMENT								
129		A.5630.1000	Bus Operations - Personal Services	-	-	-	New Line	15,000.00	0.00	0%
130		A.6010.1000	Social Services Administration - Personal Services	-	-	-	New Line	40,000.00	0.00	0%
131		A.6310.4000	Community Action Administration	9,400.00	19,900.00	(10,500.00)	212%	10,910.00	0.00	0%
132		A.6410.4000	Publicity/Tourism	117,500.00	93,325.00	24,175.00	79%	109,090.00	4,250.00	4%
133		TOTAL		126,900.00	113,225.00	13,675.00	89%	175,000.00	4,250.00	2%
134										

	A	B	C	D	E	F	G	H	I	J
6										
7		<u>Account #</u>	<u>Account Name</u>	<u>Budgeted 2025 - 2026</u>	<u>Actual 2025- 2026</u>	<u>2025-2026 \$</u>	<u>2025-2026 %</u>	<u>Budgeted 2026 - 2027</u>	<u>Q1 2027 Actuals (June-Aug 2026)</u>	<u>Q1 2026-2027 %</u>
135										
136			CULTURE AND RECREATION							
137		A.7020.0400	Recreation: Contractual	200,000.00	-	200,000.00	0%	100,000.00	0.00	0%
138		A.7110.0400	Parks: Contractual	20,000.00	24,066.97	(4,066.97)	120%	20,000.00	6,339.06	32%
139		A.7110.0410	Parks: Contractual - Marina	8,000.00	12,677.28	(4,677.28)	158%	10,000.00	4,403.72	44%
140		A.7310.0120	Youth Programs: Personal Service - Summer Food	27,000.00	21,965.50	5,034.50	81%	27,000.00	22,339.50	83%
141		A.7310.0400	Youth Programs: Contractual - Camp Nyack	150,000.00	153,500.00	(3,500.00)	102%	153,500.00	153,500.00	100%
142		A.7310.0430	Youth Programs: Contractual - Nyack Center	125,000.00	127,745.48	(2,745.48)	102%	125,000.00	62,500.00	50%
143		A.7310.0440	Youth Programs: Contractual - Summer Food Reimb	40,000.00	39,808.43	191.57	100%	40,000.00	26,976.58	67%
144		A.7310.0450	Youth Programs: Contractual - Other	-	25,020.34	(25,020.34)		-	0	
145		A.7550.0400	Celebrations: Contractual	37,000.00	46,478.84	(9,478.84)	126%	55,000.00	50,929.31	93%
146		A.7610.0400	Programs for the Aging: Contractual	1,500.00	750.00	750.00	50%	750.00	0	0%
147		TOTAL		608,500.00	452,012.84	156,487.16	74%	531,250.00	326,988.17	62%
148										
149			HOME AND COMMUNITY SERVICES							
150		A.8020.0100	Planning: Personal Service	22,000.00	31,537.50	(9,537.50)	143%	30,000.00	11,426.00	38%
151		A.8020.0400	Planning: Contractual	1,000.00	340.00	660.00	34%	100.00	100.00	100%
152		A.8140.0400	Storm Sewers: Contractual	3,000.00	6,027.48	(3,027.48)	201%	3,000.00	472.14	16%
153		A.8160.4100	Refuse & Garbage: Contractual - Supplies	3,000.00	2,900.92	99.08	97%	3,000.00	0.00	0%
154		A.8160.4460	Refuse & Garbage: Contractual - Tipping Fees	160,000.00	170,893.64	(10,893.64)	107%	160,000.00	32,452.20	20%
155		A.8170.0400	Street Cleaning: Contractual	20,000.00	12,632.34	7,367.66	63%	15,000.00	5,988.78	40%
156		A.8560.0400	Shade Trees: Contractual	19,000.00	21,922.37	(2,922.37)	115%	19,000.00	447.24	2%
157		TOTAL		228,000.00	246,254.25	(18,254.25)	108%	230,100.00	50,886.36	22%
158										
159			EMPLOYEE BENEFITS							
160		A.9010.0800	State Retirement	292,024.00	292,669.92	(645.92)	100%	327,288.00	0.00	0%
161		A.9030.0800	Social Security	140,881.65	145,522.29	(4,640.64)	103%	153,095.98	35,525.10	23%
162		A.9030.0800	Medicare	33,020.64	34,194.32	(1,173.68)	104%	35,804.70	8,308.44	23%
163		A.9040.0800	Workers Compensation	70,000.00	53,802.05	16,197.95	77%	53,802.05	53,407.60	99%
164		A.9045.0800	Life Insurance	7,200.00	8,371.22	(1,171.22)	116%	8,000.00	1,883.52	24%
165		A.9050.0800	Unemployment Insurance	10,000.00	-	10,000.00	0%	-	0.00	
166		A.9060.0800	Hospital and Medical/Dental Insurance	985,000.00	1,009,994.04	(24,994.04)	103%	1,030,000.00	484,748.48	47%
167		TOTAL		1,538,126.29	1,544,553.84	(6,427.55)	100%	1,607,990.73	583,873.14	36%
168										
169			DEBT SERVICE							
170		A.9710.0600	Serial Bonds: Principal	500,000.00	500,000.00	-	100%	641,881.00	291,551.11	45%
171		A.9710.0700	Serial Bonds: Interest	43,047.00	42,980.26	66.74	100%	153,157.31	81,385.29	53%
172		A.9720.0600	Statutory Installment Bond - Principal	79,280.60	77,694.03	1,586.57	98%	79,217.73	36,875.54	47%
173		A.9720.0700	Statutory Installment Bond - Interest	13,172.41	11,645.90	1,526.51	88%	10,122.20	1,589.38	16%
174		A.9730.0600	Bond Anticipation Notes: Principal	10,000.00	10,000.00	-	100%	-	0.00	
175		A.9730.0700	Bond Anticipation Notes: Interest	27,200.00	27,200.00	-	100%	-	0.00	
176		TOTAL		672,700.01	669,520.19	3,179.82	100%	884,378.24	411,401.32	47%
177										
178										
179			Grand TOTALS	6,973,700.00	7,029,263.40	(55,563.40)	101%	7,376,082.00	2,272,731.11	31%

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	
1																												
2																												
3	Bond Principal											General Fund Bonds											Bond Interest		Total General Fund			
4	FY	Done	Done	2012 Bond	2015 Bond	2017 Bond	2020 Bond	2022 Bond	2025 Bond	2026 Bond	PRINCIPAL	FY	Done	Done	2012 Bond	2015 Bond	2017 Bond	2020 Bond	2022 Bond	2025 Bond	2026 Bond	TOTAL INTEREST	FY	Total				
5	2012	240,000									240,000	2012	79,352.08									79,352.08	2012	319,352.08				
6	2013	240,000									240,000	2013	61,587.50									61,587.50	2013	301,587.50				
7	2014	240,000		90,000							330,000	2014	55,287.50		41,959.58							97,247.08	2014	427,247.08				
8	2015	240,000		130,000							370,000	2015	48,387.50		35,293.75							83,681.25	2015	453,681.25				
9	2016	220,000		131,000	78,785						429,785	2016	41,487.50		33,336.25	24,090.20						98,913.95	2016	528,698.95				
10	2017	210,000		131,000	135,000						476,000	2017	35,037.50		31,371.25	26,937.50						93,346.25	2017	569,346.25				
11	2018	210,000		131,000	135,000	35,000					511,000	2018	28,737.50		29,078.75	24,912.50	17,393.75					100,122.50	2018	611,122.50				
12	2019	135,000	20,000	130,000	145,000	150,000					580,000	2019	23,393.75	2,023.35	26,468.75	22,721.88	37,180.00					111,787.73	2019	691,787.73				
13	2020	125,000	20,000	130,000	110,000	150,000					535,000	2020	19,012.50	1,624.00	23,868.75	20,443.75	33,880.00					98,829.00	2020	633,829.00				
14	2021	120,000	20,000	130,000	95,000	150,000					515,000	2021	14,575.00	1,254.00	21,268.75	18,393.75	30,580.00					86,071.50	2021	601,071.50				
15	2022	105,000	20,000	130,000	95,000	150,000	60,000				560,000	2022	10,225.00	858.00	18,668.75	16,493.75	27,280.00	10,480.17				84,005.67	2022	644,005.67				
16	2023	100,000	20,000	100,000	95,000	150,000	65,000	84,000			614,000	2023	6,125.00	436.00	16,368.75	14,593.75	23,980.00	6,245.00	8,102.49			75,850.99	2023	689,850.99				
17	2024	100,000		100,000	95,000	150,000	65,000	85,000			595,000	2024	2,062.50		14,368.75	12,634.38	20,680.00	5,416.25	7,571.50			62,733.38	2024	657,733.38				
18	2025			100,000	85,000	150,000	65,000	85,000			485,000	2025			12,368.75	10,668.75	17,380.00	4,546.88	6,934.00			51,898.38	2025	536,898.38				
19	2026			100,000	90,000	150,000	70,000	90,000			500,000	2026			10,306.25	8,643.75	14,080.00	3,618.75	6,084.00			42,732.75	2026	542,732.75				
20	2027			90,000	90,000	150,000	70,000	90,000	40,000	111,881	641,881	2027			8,231.25	6,450.00	10,780.00	2,656.25	4,959.00	36,542.26	83,538.55	153,157.31	2027	795,038.72				
21	2028			55,000	90,000	70,000	70,000	90,000	55,000	111,696	541,696	2028			6,531.25	4,087.50	7,480.00	1,650.00	3,609.00	22,712.50	80,577.50	126,647.75	2028	668,343.51				
22	2029			55,000	95,000	70,000	75,000	90,000	55,000	117,067	557,067	2029			5,156.25	1,425.00	5,940.00	562.50	1,989.00	20,512.50	74,992.72	110,577.97	2029	667,645.02				
23	2030			55,000		70,000			55,000	122,810	302,810	2030			3,746.88		4,400.00			18,312.50	69,139.36	95,598.74	2030	398,408.39				
24	2031			55,000		65,000			60,000	133,552	313,552	2031			2,268.75		2,860.00			15,937.50	62,998.88	84,065.13	2031	397,617.36				
25	2032			55,000		65,000			65,000	139,109	324,109	2032			756.25		1,430.00			13,281.25	56,321.27	71,788.77	2032	395,897.94				
26	2033								65,000	144,852	209,852	2033								10,518.75	49,365.81	59,884.56	2033	269,736.32				
27	2034					70,000			70,000	150,594	220,594	2034								7,650.00	42,123.22	49,773.22	2034	270,367.57				
28	2035								70,000	161,337	231,337	2035								4,675.00	34,593.51	39,268.51	2035	270,605.44				
29	2036								75,000	167,080	242,080	2036									28,140.03	29,733.78	2036	271,813.30				
30	2037									17,822	17,822	2037								21,456.85		39,278.96	2037	39,278.96				
31	2038									18,565	18,565	2038									20,743.96		20,743.96	2038	39,308.66			
32	2039									19,307	19,307	2039									20,001.38		20,001.38	2039	39,308.66			
33	2040									20,050	20,050	2040									19,229.08		19,229.08	2040	39,278.96			
34	2041									20,792	20,792	2041									18,427.09		18,427.09	2041	39,219.55			
35	2042									21,535	21,535	2042									17,595.39		17,595.39	2042	39,130.44			
36	2043									22,463	22,463	2043									16,733.99		16,733.99	2043	39,197.27			
37	2044									23,392	23,392	2044									15,835.46		15,835.46	2044	39,226.98			
38	2045									24,320	24,320	2045									14,899.80		14,899.80	2045	39,219.55			
39	2046									25,248	25,248	2046									13,927.01		13,927.01	2046	39,175.00			
40	2047									26,362	26,362	2047									12,917.09		12,917.09	2047	39,278.96			
41	2048									27,290	27,290	2048									11,862.61		11,862.61	2048	39,152.72			
42	2049									28,404	28,404	2049									10,771.01		10,771.01	2049	39,175.00			
43	2050									29,704	29,704	2050									9,634.85		9,634.85	2050	39,338.37			
44	2051									30,817	30,817	2051									8,446.71		8,446.71	2051	39,264.11			
45	2052									31,931	31,931	2052									7,175.49		7,175.49	2052	39,106.77			
46	2053									33,416	33,416	2053									5,858.32		5,858.32	2053	39,274.78			
47	2054									34,716	34,716	2054									4,479.89		4,479.89	2054	39,195.88			
48	2055									36,201	36,201	2055									3,047.86		3,047.86	2055	39,249.02			
49	2056									37,686	37,686	2056									1,554.56		1,554.56	2056	39,240.90			
50	Total	2,285,000	100,000	1,898,000	1,433,785	1,725,000	540,000	614,000	610,000	1,890,000					425,270.83	6,195.35	341,417.71	212,496.46	255,323.75	35,175.79	39,248.99	151,736.01	836,389.23					
51	Left to pay off			365,000	275,000	490,000	215,000	270,000	610,000	1,890,000																		

Water Fund Bonds											
Bond Principal					Bond Interest					Total Water Fund	
FY	2003 Bond	2012 Bond	2026 Bond	TOTAL PRINCIPAL	FY	2003 Bond	2012 Bond	2026 Bond	TOTAL INTEREST	FY	Total
2004	35,000	-		35,000.00	2004	57,815.42	-		57,815.42	2004	92,815.42
2005	15,000	-		15,000.00	2005	51,727.50	-		51,727.50	2005	66,727.50
2006	15,000	-		15,000.00	2006	50,872.50	-		50,872.50	2006	65,872.50
2007	15,000	-		15,000.00	2007	50,017.50	-		50,017.50	2007	65,017.50
2008	15,000	-		15,000.00	2008	49,162.50	-		49,162.50	2008	64,162.50
2009	15,000	-		15,000.00	2009	48,307.50	-		48,307.50	2009	63,307.50
2010	15,000	-		15,000.00	2010	47,452.50	-		47,452.50	2010	62,452.50
2011	20,000	-		20,000.00	2011	46,455.00	-		46,455.00	2011	66,455.00
2012	20,000	-		20,000.00	2012	45,315.00	-		45,315.00	2012	65,315.00
2013	20,000	-		20,000.00	2013	44,175.00	-		44,175.00	2013	64,175.00
2014	20,000	-		20,000.00	2014	43,035.00	12,402.92		55,437.92	2014	75,437.92
2015	25,000	35,000		60,000.00	2015	41,752.50	10,681.25		52,433.75	2015	112,433.75
2016	25,000	34,000		59,000.00	2016	40,327.50	10,163.75		50,491.25	2016	109,491.25
2017	25,000	34,000		59,000.00	2017	38,902.50	9,653.75		48,556.25	2017	107,556.25
2018	25,000	34,000		59,000.00	2018	37,477.50	9,058.75		46,536.25	2018	105,536.25
2019	30,000	35,000		65,000.00	2019	35,910.00	8,368.75		44,278.75	2019	109,278.75
2020	30,000	35,000		65,000.00	2020	34,200.00	7,668.75		41,868.75	2020	106,868.75
2021	30,000	35,000		65,000.00	2021	32,490.00	6,968.75		39,458.75	2021	104,458.75
2022	35,000	35,000		70,000.00	2022	30,637.50	6,268.75		36,906.25	2022	106,906.25
2023	35,000	35,000		70,000.00	2023	28,642.50	5,568.75		34,211.25	2023	104,211.25
2024	40,000	35,000		75,000.00	2024	26,505.00	4,868.75		31,373.75	2024	106,373.75
2025	40,000	40,000		80,000.00	2025	24,225.00	4,118.75		28,343.75	2025	108,343.75
2026	40,000	40,000		80,000.00	2026	21,945.00	3,293.75		25,238.75	2026	105,238.75
2027	45,000	40,000	308,118.59	393,118.59	2027	19,522.50	2,418.75	706,988.86	728,930.11	2027	1,122,048.70
2028	45,000	15,000	303,304.24	363,304.24	2028	16,957.50	1,781.25	713,866.25	732,605.00	2028	1,095,909.24
2029	50,000	15,000	312,932.95	377,932.95	2029	14,250.00	1,406.25	698,701.03	714,357.28	2029	1,092,290.23
2030	50,000	15,000	332,190.36	397,190.36	2030	11,400.00	1,021.88	683,054.39	695,476.27	2030	1,092,666.62
2031	55,000	15,000	351,447.77	421,447.77	2031	8,407.50	618.75	666,444.87	675,471.12	2031	1,096,918.89
2032	60,000	15,000	365,890.83	440,890.83	2032	5,130.00	206.25	648,872.48	654,208.73	2032	1,095,099.56
2033	60,000		385,148.24	445,148.24	2033	1,710.00		630,577.94	632,287.94	2033	1,077,436.18
2034			404,405.65	404,405.65	2034			611,320.53	611,320.53	2034	1,015,726.18
2035			423,663.06	423,663.06	2035			591,100.24	591,100.24	2035	1,014,763.31
2036			442,920.48	442,920.48	2036			574,153.72	574,153.72	2036	1,017,074.20
2037			462,177.89	462,177.89	2037			556,436.90	556,436.90	2037	1,018,614.79
2038			481,435.30	481,435.30	2038			537,949.79	537,949.79	2038	1,019,385.09
2039			500,692.71	500,692.71	2039			518,692.37	518,692.37	2039	1,019,385.09
2040			519,950.12	519,950.12	2040			498,664.67	498,664.67	2040	1,018,614.79
2041			539,207.54	539,207.54	2041			477,866.66	477,866.66	2041	1,017,074.20
2042			558,464.95	558,464.95	2042			456,298.36	456,298.36	2042	1,014,763.31
2043			582,536.71	582,536.71	2043			433,959.76	433,959.76	2043	1,016,496.48
2044			606,608.48	606,608.48	2044			410,658.29	410,658.29	2044	1,017,266.77
2045			630,680.24	630,680.24	2045			386,393.95	386,393.95	2045	1,017,074.20
2046			654,752.01	654,752.01	2046			361,166.74	361,166.74	2046	1,015,918.75
2047			683,638.13	683,638.13	2047			334,976.66	334,976.66	2047	1,018,614.79
2048			707,709.89	707,709.89	2048			307,631.14	307,631.14	2048	1,015,341.03
2049			736,596.01	736,596.01	2049			279,322.74	279,322.74	2049	1,015,918.75
2050			770,296.48	770,296.48	2050			249,858.90	249,858.90	2050	1,020,155.38
2051			799,182.60	799,182.60	2051			219,047.04	219,047.04	2051	1,018,229.64
2052			828,068.72	828,068.72	2052			186,080.76	186,080.76	2052	1,014,149.48
2053			866,583.54	866,583.54	2053			151,922.93	151,922.93	2053	1,018,506.47
2054			900,284.01	900,284.01	2054			116,176.36	116,176.36	2054	1,016,460.37
2055			938,798.84	938,798.84	2055			79,039.64	79,039.64	2055	1,017,838.48
2056			977,313.66	977,313.66	2056			40,314.19	40,314.19	2056	1,017,627.85
Total	950,000	542,000	17,375,000			1,004,727.92	106,538.55	13,127,538.18			
Left to pay off	365,000	115,000	17,375,000								

Memo

To: Mayor and Board of Trustees
Cc: Bob Galvin, Planner
From: Andy Stewart, Village Administrator
Date: October 8, 2026
Re: Land Use Moratorium for Uptown Gateway Zoning Study

Bob's memo below provides details of the moratorium process.

In summary, the Village is undertaking a comprehensive planning and zoning study of the Route 59 corridor that may substantially alter permitted uses, density, dimensional standards, site design, streetscape requirements and redevelopment opportunities. Development under existing regulations during this limited planning period could result in improvements or land-use patterns inconsistent with the emerging comprehensive framework and could impair opportunities for coordinated redevelopment, assembly of parcels into a larger space for redevelopment, infrastructure improvements and implementation of the resulting plan.

A moratorium that is time-limited (one year, or until the zoning study is complete), prohibits only major construction activities, such as a new drive-through or a new building, not small projects like facades or tenant fit-outs, and has a hardship waiver procedure, could help prevent the construction of a new building on a key parcel, the construction of which would simply forecloses the opportunity to redevelop the area in the most beneficial ways.

Memo

To: Mayor and Board of Trustees
Cc: Village Administrator, Village Attorney, Chief Building Inspector
From: Bob Galvin, Village Planner
Date: 7/28/2026
Re: Land Use Moratorium

This memo is a follow up to a previous memo dated 3/7/2024 that reviewed moratoriums. This previous memo provided general information on the use of moratoriums by municipalities studying new land use strategy and code amendments. It reviewed definitions, the purpose of land use moratoriums, authority of local legislatures, implementation, limitations and concerns, and examples of land use moratoriums.

Corridor Land Use Study

The Village of Nyack has recently received a New York State Grant for the study of the Route 59 Corridor. The Route 59 Corridor had been identified in the Village's Comprehensive Plan (2016) as an area to allow additional uses in the CC zone to encourage economic development and greater activity including multi-family and live/work units. (These housing types are not currently allowed in the CC zone.)

BFJ Planning has been approved as the consultant by the Village Board of Trustees to conduct the land use study. The Consultant has provided the outline for the land use study along the Route 59 corridor. It includes an assessment of the area's existing conditions and zoning recommendations for multi-family housing. The land use study is planned to take 14 months for completion. The scope of work will include workshops, real estate/development analysis, impact analysis and infrastructure assessment (sewer, water) and traffic study. The corridor study will review transportation and mobility, a tour of the 59 corridor, workshops, redevelopment analysis, zoning strategy, build out analysis/fiscal analysis of sites, massing & visualization models illustrating how redevelopment could occur under proposed zoning framework, and development of zoning recommendations and EAF assessment. These will all be reviewed with the BOT and workshop participants.

Definition

A moratorium on development is a local law or ordinance that suspends the right of property owners to obtain development approvals while the community takes time to consider, draft and adopt land use plans and rules to respond to new or changing circumstances not adequately dealt with by its current laws. Moratoriums can either be general or specific. A general moratorium imposes a ban on the consideration and approval of all development and building applications in the community. A specific moratorium may be directed to prevent development approvals in a particular geographic area or of a certain type of land use.

Proposed Moratorium

The proposed moratorium would be a specific moratorium that is directed to a specific geographic area, namely, the CC zone along Route 59. The proposed moratorium would be a temporary pause to allow the study of multi-family housing, mixed use, urban design and redevelopment opportunities. The moratorium would provide the time for the municipality and its consultants to gather facts, test design alternatives and redevelopment opportunities, revise rules, and provide time to comprehensively address the issues without having to allow further development during that time. Hardship exemptions including applicants with vested rights can be provided in a particular geographic area or of a certain type; otherwise, all development applications including subdivisions, site plans, special permits, and building permits would be suspended until new land use regulations are adopted. In the case of the CC zone, any existing application such as 45 Route 59 which has an existing site plan application before the Village Planning Board for an approximately 1,600 sf warehouse and showroom would be exempt. The Village Attorney and Planner would draft the legislation for the moratorium for review.

PURPOSE

A moratorium on development preserves the status quo for a reasonable time while the municipality develops and adopts a land use strategy to respond to new or recently perceived issues. The moratorium prevents developers and property owners from rushing to develop their land under current land use rules that the community is in the process of changing. By so doing, it helps to accomplish the purpose of the new rules by giving them the broadest possible applicability and preventing development that is inconsistent with them.

As a planning tool, a moratorium differs from a ban. A ban is open-ended or permanent. A moratorium is limited in scope and duration, often tied to a formal study period, emergency declaration, or ordinance update. The most defensible moratoria identify a clear public purpose, define exactly what is paused, explain the evidence supporting urgency, and establish a process and deadline for replacement rules. Without those features, a temporary pause can look arbitrary, discriminatory, or simply anti-growth.

Moratoria would not apply to approved projects where the developer has completed construction or has completed substantial construction in reliance on a development approval or permit. Such developers are said to have vested rights in their permits and to be immune from changes in applicable regulations. Other property owners, who have made less progress, are said to have no legitimate or enforceable expectation that the rules applicable to the development of their land might not change in the interest of protecting the public health, safety or welfare.

A moratorium makes sense when the harm from allowing business as usual is irreversible, and broader than a single site. The classic planning example is a development rush triggered by a pending zoning change. If officials have publicly announced tighter regulations, height limits, infrastructure requirements or similar information, applicants may rush incomplete projects through under the old code. In that situation, a narrowly tailored pause can preserve the integrity of the planning process. A moratorium serves as a pause to preserve the integrity of the planning process.

Well-designed moratoria are precise, time-limited, evidence-based, and linked to a work program. Precision matters first. A city should specify whether the pause applies to permit intake, permit issuance, inspections, business licenses, evictions, or enforcement actions. It should identify geography, duration, exceptions, and the legal trigger for expiration.

AUTHORITY

There is no specific statutory authorization to adopt a moratorium on development. The courts have pointed to two separate sources of authority, while consistently confirming the municipal power to enact moratoria.

For communities that have adopted a comprehensive plan and a zoning code, the adoption of a moratorium can be considered an implied power. The community is implicitly authorized to take those actions it deems reasonable to encourage the most appropriate use of the land throughout the municipality. In light of new or changing circumstances, a moratorium may be necessary to allow the community to achieve this express purpose of zoning and land use planning.

IMPLEMENTATION

Based on the action plan and timetable, a date can be selected for the expiration of the moratorium. A moratorium can be extended if the timetable cannot be met; however, the reasonableness of the action is enhanced by setting a date for expiration that is legitimate under the circumstances. The land use study is planned to extend approximately 14 months.

A moratorium should be adopted in conformance with all procedures required of any zoning or land use action, including notice, hearing, the formalities of adoption and filing. While a moratorium does not require an environmental review under the State Environmental Quality Review Act, it may be subject to review before it can be formally adopted.

For the same reason, when specific action plans and timetables are established to deal with the necessity or emergency, the reasonableness of the locality's moratorium is

demonstrated. Similarly, a community needs to make reasonable progress in carrying out the plan and adhering to the schedule so its actions are seen to be reasonable. Moratoria that have been extended for up to three years have been sustained by a showing that the community was diligently pursuing its plan and timetable and shorter moratoria have been voided because the community was making little or no progress. In the same way, the plan must be calculated to deal directly with the necessity issue at hand; otherwise, its reasonableness may be questioned.

Effective moratoria are also distinguished by what happens during the pause. The strongest examples are active, not passive. Officials use the time to gather data, model impacts, consult experts, hold community meetings, coordinate with legal counsel, and draft durable replacement rules. There is a visible process, measurable milestones, and public reporting. In that environment, stakeholders may still disagree with the moratorium, but they can see that the pause serves a real purpose. A poorly designed moratorium, on the other hand, often amounts to delay without preparation. It stops activity immediately but leaves the underlying problem largely untouched, making the eventual conflict even harder to resolve.

In short, a moratorium makes sense when it is temporary, targeted, evidence-based, and tied to a concrete policy process. It is especially useful when delay prevents irreversible damage, buys time for better regulation, and protects the public while institutions catch up.

An effective moratorium states exactly what activity is being paused, why the pause is necessary, what legal authority supports it, how long it will last, and what the government plans to accomplish during that time. It is targeted enough to address the identified risk without unnecessarily sweeping in unrelated conduct. It also includes procedural safeguards, such as public notice, hearings where required, written findings, and possibly exemptions for emergency cases, vested rights, affordable housing projects, essential repairs, or other situations where a blanket stop would create more harm than benefit.

The strongest examples are active, not passive. Officials use the time to gather data, model impacts, consult experts, hold community meetings, coordinate with legal counsel, and draft durable replacement rules. There is a visible process, measurable milestones, and public reporting. In that environment, stakeholders may still disagree with the moratorium, but they can see that the pause serves a real purpose.

In the end, moratoria make sense when they prevent immediate irreversible harm, preserve an active planning process, and lead quickly to better rules. A successful moratorium requires staff time, legal review, data collection, public communication, and a real plan for what comes next. The most effective cases include: a narrow problem definition, a clear work program, and measurable criteria.

SEQRA

Moratoria are “Type II Actions” under the State Environmental Quality Review Act (SEQRA) regulations, which means that SEQRA does not apply to the enactment of moratoria (6 NYCRR section 617.5(c)(30)). The proposed adoption of a moratorium does not require a determination of significance or the preparation of any other SEQRA documents. However, where the moratorium acts as an amendment to zoning, it must be referred to Rockland County Planning under GML 239-m. It would also need to be referred to the Towns of Clarkstown, Orangetown and Village of Upper Nyack.

Basic Concepts - Moratorium Legislation

Prevent rush to development

Prevent inefficient and ill-conceived growth

Prevent hasty decisions that would disadvantage landowners and the public

Prevent immediate construction that might be inconsistent with the provisions of a future plan

The Land Use Moratorium should:

- a *have a reasonable time frame as measured by the action to be accomplished during the term;*
- b *have a valid public purpose justifying the moratoria or other interim enactment;*
- c *address a situation where the burden imposed by a moratorium is being shared substantially by the public at large;*
- d *strictly adhere to the procedure for adoption laid down by the enabling acts;*
- e *have a time certain when the moratorium will expire.*

Drafting the Legislation

Adopt the moratorium in the form of a *local law*, the simplest and strongest form of municipal enactment, even if the existing zoning regulations are in the form of an ordinance

- f *Moratorium should clearly define the activity affected, and the manner in which it is affected. Does the moratorium affect construction itself? Does it affect the issuance of permits? (The permitting officials will want to know this.)*
- g *If the moratorium supersedes any provision of the Village Law, then the moratorium must be adopted by local law, using Municipal Home Rule Law procedures. It must also state, with specificity, the section of the Village Law being superseded. In particular, where the moratorium suspends subdivision approvals, it must be made clear in the moratorium law that*

the “default approval” provisions of the subdivision statutes of the Village Law that are superseded.

- h Establish a valid public purpose for the moratorium with a preamble that recites the nature of the particular land use issue, as well as the need for further development of the issue in the community’s comprehensive plan and/or in its current land use regulations. Refer to the fact that time is needed for community officials to comprehensively address the issue.
- i Be sure the moratorium states that it is to be in effect for a defined period of time. The moratorium should be for a time no longer than absolutely necessary for the municipality to place permanent regulations in effect.
- j The moratorium should include a mechanism allowing affected landowners to apply to a local board for relief from its restrictions, or it should contain a clear reference to the fact that an owner may make use of the existing variance procedures under the current zoning regulations. If a board other than a zoning board of appeals will execute this authority, the moratorium should be enacted using the supersession authority.

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

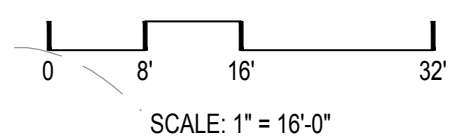
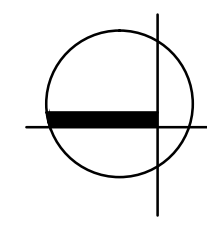
Both alternatives provide a means of improving accessibility within Memorial Park while limiting vehicular circulation beyond designated areas. The temporary option offers a low-cost approach allowing the Village to evaluate usage patterns and operational needs prior to committing to permanent infrastructure 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 11/11/2025 10:17:14



Project:

VILLAGE OF

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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[illegible]

COA:

Seal:

ssued For:

Scale: AS SHOWN

Date: AUGUST 2026

Drawn By: MSH

Reviewed By: DPE

Approved By: DPE

W&S Project No.: 26-1006

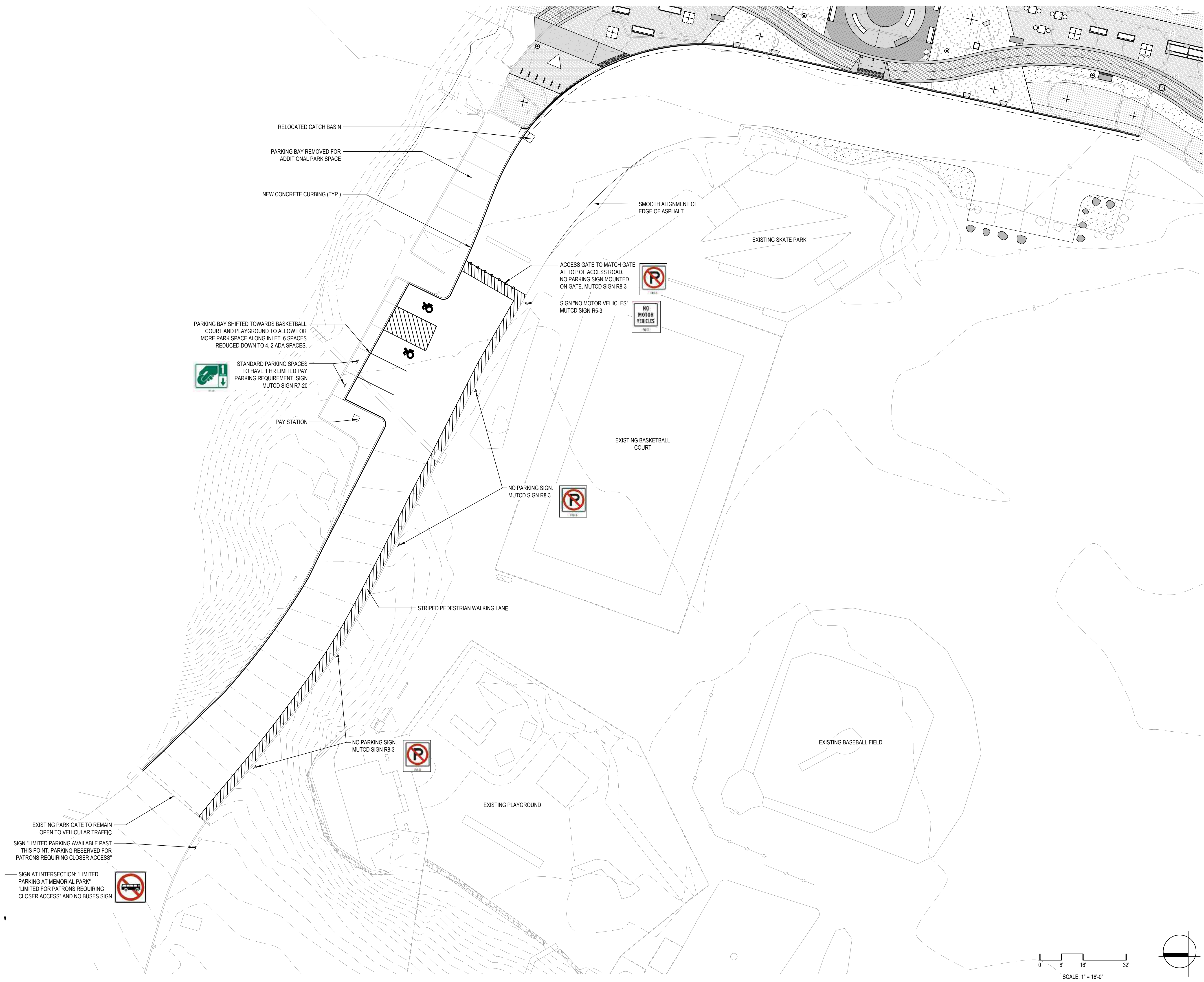
W&S File No.:

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



VILLAGE OF NYACK PARK USAGE PERMIT REQUEST

(Complete this agreement in its entirety and return it to the Village Clerk.)

Fees:

	Non-Resident		Resident	
Size of Group	20-39 people	40 or more People	20-39 people	40 or more people
Fee	\$125	\$250	\$75	\$150
Security deposit	\$125	\$250	\$125	\$250

Application Checklist:

- ☐ Application form completed
☐ Liability release and rules agreements signed
☐ Refundable security deposit
☐ Certificate of Insurance
☐ Driver's License copy

PARK REQUESTED

Memorial Park ☐ AREA(S) REQUESTED: ☐ Upper Lawn ☐ Basketball Court ☐ Gazebo
☐ Viewing Pier ☐ Waterfront ☐ Splash Pad
Hezekiah Easter Veterans Memorial Square ☒

APPLICANT/LICENSEE

NAME Archie Smith / Smith Community Outreach Foundation
ADDRESS 300 Piermont Ave
CITY Nyack STATE Ny ZIP CODE 10960
DAYTIME PHONE # 845-589-2716 EMAIL: AASmith0714@gmail.com
DATE(S) REQUESTED: OCT 18, 2020 TIME: From 2 AM/PM 6 AM/PM
(Rain date: / /) OR while supplies last

Description of the nature of the activity/purpose (specify any equipment, vendors, food, tents, etc.):

Community care Drive - distribution of food, hygiene items to local families in need

Number of Attendees/Participants:

The Licensee acknowledges that the premises are delivered to them in good condition and that all equipment is in good working order.

The Licensee agrees to exit Memorial Park no later than dusk on the day of the event, leaving it in the same condition as when it was received, and acknowledges that wading in the stream, climbing on waterfront rocks, and entering the culvert are prohibited.

The Licensee is responsible for: The safety, conduct and supervision of all guests on the premises and any personal injuries or property damages occurring during the time that the Licensee is using the premises, including set-up before the event and during the clean-up period.

THIS LICENSE IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ORGANIZATION

THE LICENSEE MAY NOT CHARGE ANY ADMISSION FEE

Agreement made this day of 20 , between the Village of Nyack, a Municipal Corporation with an office at 9 N. Broadway, Nyack, NY 10960 (hereinafter referred to as the "Village") and the following organization (hereinafter referred to as the "Licensee").

MEMORIAL PARK RULES AND REGULATIONS

I. Memorial Park Rules and Regulations

- General Use and Permit Requirements: Use of Memorial Park is a privilege for residents and those with approved permits issued by the Village of Nyack. Users must provide identification upon request. Authorization may be revoked for violations. Groups of 10 or more require a permit from the Village Clerk; groups of 40 or more require Village Board approval.
- Prohibited Activities: Destruction of property; fires or grills; weapons; smoking or vaping; alcohol; swimming; amplified sound or inflatables without a permit; tents; vending; or driving on the lower lawn.
- Event Hours and Cleanup: All gatherings must end by dusk unless permitted otherwise. Garbage must be removed or bagged and left next to refuse containers.
- Compliance with Laws: Users must comply with all municipal, county, state, and federal laws.
- Public Access: Permitted users may not block public access to park facilities unless specifically authorized.
- Additional Requirements: The Village may impose security deposits or staffing requirements based on event type.
- Emergency Contact: For emergencies call 911 or Orangetown Police at 845-359-3700 and notify Village Hall at 845-358-0548.

II. Summary of Applicable Code Sections Affecting Memorial Park Permits

- §250-10 Hours of Operation: Park hours are 6 a.m. to 10 p.m. Use outside these hours requires Board approval.
- §250-11(G) Group Size: Groups of 10+ require permits; 10–40 issued by Village Clerk; 40+ by Village Board.
- §250-11(F) Commercial Activities: Camps, classes, or paid events require authorization.
- §250-15(C) Domestic Animals: Dogs allowed only with Village Board approval and must be leashed. Waste removal required.
- §250-15(N) Amplified Sound: Requires a permit from the Village Board.
- §250-16(D) Permit Application Standards: Defines application requirements, approvals, denials, appeals, and liabilities.
- §250-11(A) Smoking/Vaping: Prohibited throughout Memorial Park.
- §250-11(K) Interference: Protects permitted events from obstruction.
- §250-15(E) Fire Prohibition: No fires, grills, or open flames.
- §250-18 Penalties: Violations may result in fines or permit revocation.

****FALSE STATEMENTS MADE HEREIN ARE PUNISHABLE AS A CLASS "A" MISDEMEANOR
PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW****

**VIOLATIONS MAY SUBJECT A PERSON TO A FINE NOT EXCEEDING \$1,00.00 OR
IMPRISONMENT NOT EXCEEDING 15 DAYS OR BOTH.**

The undersigned hereby certifies that they have received, read, fully understand and agree to be bound by all applicable rules, regulations and policies. I and/or the organization I represent understand that any violation of any of these will result in denied use of the Village Facilities in the future. I and/or the organization I represent agree to pay all reasonable costs for damage and/or vandalism to the park or facilities used in relation to the event.

Signature: _____

A. J.

Date: _____

8/19/20

Insurance Requirements for Use of Village Owned Property

Prior to the use of Village Property, the Licensee shall, at its sole expense, maintain the following insurance on its own behalf, and furnish to the Village of Nyack certificates of insurance evidencing same and reflecting the effective date of such coverage as follows (special event insurance available online from various businesses):

- 1) Commercial General Liability Policy, with limits of no less than \$1,000,000 Each Occurrence, \$2,000,000 Aggregate and shall cover liability arising from Bodily Injury, Property Damage, Premises, Operations, Independent Contractors, Products/Completed Operations, and Personal and Advertising Injury, Blanket Contractual including injury to subcontractors' employees and shall include coverage for:
 - A. Village of Nyack and their assigns, officers, employees, representatives and agents should be named as an "Additional Insured" placing the "Village of Nyack, 9 N. Broadway, Nyack NY 10960" on the ACORD certificate as a "Certificate Holder" and shall apply on a primary and non-contributory basis. The Certificate of Insurance to show this applies to the General Liability coverage on the certificate, and Additional Insured Endorsement shall be attached.
 - B. To the extent permitted by New York law, the Licensee waives all rights of subrogation or similar rights against Village of Nyack, assigns, officers, employees, representatives and agents.
 - C. Per Location Aggregate to be included, if applicable.

Certificates shall provide that thirty (30) days' written notice prior to cancellation or expiration be given to the Village of Nyack. Policies that lapse and/or expire during the term of use shall be recertified and received by the Village of Nyack no less than thirty (30) days prior to expiration or cancellation.

Licensee acknowledges that failure to obtain such insurance on behalf of the Village of Nyack constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the Village of Nyack. The failure of the Village of Nyack to object to the contents of the certificate or absence of same shall not be deemed a waiver of any and all rights held by the Village of Nyack.

The cost of furnishing the above insurance shall be borne by the Licensee.

All carriers listed in the certificates of insurance shall be A.M. Best Rated A VII or better and be licensed in the State of New York.

*Village of Nyack
9 North Broadway
Nyack NY 10960*

Indemnification and Hold Harmless Agreement

To the fullest extent permitted by law, Licensee shall indemnify, hold harmless and defend Village of Nyack, and agents and employees of any of them from and against all claims, damages, losses or expenses including but not limited to attorney's fees arising out of or resulting from the performance of the agreement, provided any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from, and (b) is caused in whole or in part by any act or omission or violation of statutory duty or regulation of the Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable pursuant to the performance of the agreement. Notwithstanding the foregoing, Licensee's obligation to indemnify Village of Nyack, and agents and employees of any of them for any judgment, mediation or arbitration award shall exist to the extent caused in whole or in part by (a) negligent acts or omissions, or (b) violations of regulatory or statutory provisions of the New York State Labor Law, OSHA, or other governing rule or applicable law; by the Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable in connection to such claim, damage, loss and expense. The obligation of the Licensee to indemnify any party under this paragraph shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including worker's compensation or other employee benefit acts provided by the Licensee.

Print Name: Andre Smith

Signature: 

Company Name (if applicable): Smith Community Outreach Foundation

Date: 8/19/2020

Please sign, date and return to: **Village of Nyack
Village Clerk's Office
9 North Broadway
Nyack, NY 10960**

From: mayor.tarapata@uppernyack.gov <mayor.tarapata@uppernyack.gov>
Sent: Wednesday, September 23, 2026 10:47 AM
To: Andy Stewart <Administrator@nyack.gov>; John Abrams <dpw@nyack.gov>
Subject: Re: halloween closure

This email originated from outside of the organization.

Hello, Andy and John.

The plan is as follows.

We will be closing N. Broadway at 6th Avenue from 4-8pm on Saturday, October 31. The barricade will be manned for emergency vehicles. Traffic will be routed up Sixth to Midland. The N. Broadway closure extends past Castle Heights to Perry Lane.

Other road closures include: Highmount between N. Broadway and Midland, and Castle Heights between N. Broadway and Midland. All closures are manned.

We will alert the Clarkstown and Orangetown PDs, the Fire District, Ambulance Corps and Coach buses.

Karen Tarapata

----- Original Message -----

Subject: Fwd: halloween closure
Date: 2026-09-23 09:38
From: Karen Tarapata <mayor.tarapata@gmail.com>
To: Karen Tarapata <mayor.tarapata@uppernyack.gov>

----- Forwarded message -----

From: Andy Stewart <Administrator@nyack.gov>
Date: Mon, Sep 21, 2026 at 11:52 AM
Subject: halloween closure
To: Karen Tarapata <mayor.tarapata@gmail.com>
Cc: John Abrams <dpw@nyack.gov>

Karen

Pls reply with the traffic management plan for the closure of N B'way at 6th for halloween - what hours, what detours, etc.

Thanks, happy to support this, just need to be reminded of how it

worked last year...

Yours,
Andy

Andy Stewart

Village Administrator

Village of Nyack

9 North Broadway

Nyack, New York 10960



VILLAGE OF NYACK PARK USAGE PERMIT REQUEST

(Complete this agreement in its entirety and return it to the Village Clerk.) Fees:

	Non-Resident		Resident	
<i>Size of Group</i>	20-39 people	40 or more People	20-39 people	40 or more people
<i>Fee</i>	\$125	\$250	\$75	\$150
<i>Security deposit</i>	\$125	\$250	\$125	\$250

Application Checklist:

___ Application form completed
___ Liability release and rules agreements signed ___ Refundable security deposit
PARK REQUESTED
___ Certificate of Insurance ___ Driver's License copy

Memorial Park X AREA(S) REQUESTED: ___ Upper Lawn ___ Basketball Court X Gazebo
___ Viewing Pier X Waterfront ___ Splash Pad
Hezekiah Easter Veterans Memorial Square ___

APPLICANT/LICENSEE

NAME Andre Smith _____

ADDRESS 300 Piermont Avenue _____

CITY Nyack _____ **STATE** NY _____ **ZIP CODE** 10960

DAYTIME PHONE # 845-589-2716 _____ **EMAIL:** Smithcofoundation@gmail.com

DATE(S) REQUESTED: 8/21/27 **TIME:** From 10AM to 6PM (Rain date: 8/28/27)

Description of the nature of the activity/purpose (specify any equipment, vendors, food, tents, etc.): Annual Cancer Awareness Festival including community organizations, bouncy houses, food trucks, DJ, and family friendly activities. Will start the morning with a 1-2 mile walk through the village, to walk against cancer.

Number of Attendees/Participants: _____

The Licensee acknowledges that the premises are delivered to them in good condition and that all equipment is in good working order.

The Licensee agrees to exit Memorial Park no later than dusk on the day of the event, leaving it in the same condition as when it was received, and acknowledges that wading in the stream, climbing on waterfront rocks, and entering the culvert are prohibited.

The Licensee is responsible for: The safety, conduct and supervision of all guests on the premises and any personal injuries or property damages occurring during the time that the Licensee is using the premises, including set-up before the event and during the clean-up period.

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The undersigned hereby certifies that they have received, read, fully understand and agree to be bound by all applicable rules, regulations and policies. I and/or the organization I represent understand that any violation of any of these will result in denied use of the Village Facilities in the future. I and/or the organization I represent agree to pay all reasonable costs for damage and/or vandalism to the park or facilities used in relation to the event.

Signature: Andre Smith Date: 8/28/26

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Village of Nyack
9 North Broadway
Nyack NY 10960

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sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from, and (b) is caused in whole or in part by any act or omission or violation of statutory duty or regulation of the Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable pursuant to the performance of the agreement. Notwithstanding the foregoing. Licensee's obligation to indemnify Village of Nyack, and agents and employees of any of them for any judgment, mediation or arbitration award shall exist to the extent caused in whole or in part by (a) negligent acts or omissions, or (b) violations of regulatory or statutory provisions of the New York State Labor Law, OSHA, or other governing rule or applicable law; by the Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable in connection to such claim, damage, loss and expense. The obligation of the Licensee to indemnify any party under this paragraph shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including worker's compensation or other employee benefit acts provided by the Licensee.

Print Name: Andre Smith _____ **Signature:** *Andre Smith* _____
Company Name (if applicable): Smith Community Outreach Foundation, Inc. **Date:** 8/28/26

Please sign, date and return to: **Village of Nyack**
Village Clerk's Office
9 North Broadway
Nyack, NY 10960

Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

October 8, 2026 7:00 pm

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

www.nyack.link/youtube

1. **Pledge of Allegiance**
2. **Mayor Rand's Remarks and Comments from the Village Board of Trustees**
3. **Public Comment on Any Topic (1-3 minutes depending on the quantity of speakers)**
4. **Presentations:**
 - 4.1 Kyle Coimbra, Village Treasurer, Financial Update
 - 4.2 Kim Cross, Nyack Center youth programs and camp update
 - 4.3 Bob Galvin, Village Planner, Uptown Gateway Zoning Study and building moratorium
5. **Public Hearing** N/A
6. **Adoption of Minutes** – Minutes 8/27/26 & 9/17/26
7. **Action Items**

THE DRAFT RESOLUTIONS SET FORTH BELOW ARE FOR CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES (“BOARD”), WHICH RESOLUTIONS MAY BE APPROVED, OR MAY NOT BE APPROVED, OR MAY BE APPROVED WITH MODIFICATION(S), OR MAY BE TABLED WITHOUT ANY ACTION BEING TAKEN BY THE BOARD – THEIR INCLUSION IN THIS AGENDA IS NOT, IN ANY WAY, DETERMINATIVE OF A DECISION, IF ANY, TO BE MADE BY THE BOARD.

7.1 Resolution No. 2026-191 Resolution of the Village Board of Trustees of the Village of Nyack 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 8, 2026.

RESOLVED, the General Fund Claims set forth on Pages 1 through 14 in the below listed amounts are approved for payment:

GENERAL FUND\$121,803.72

NYACK PARKING AUTHORITY\$114,244.67

WATER FUNDS\$ 19,580.43
CAPITAL PROJECTS – 2017 Improvements\$235,085.91
Water Capital Project Fund\$130,625.00
Trust and Agency Fund\$ 33,356.26

7.2 Tabled from 9/17/26 Meeting

Resolution No. 2026-179 Resolution of the Board of Trustees of the Village of Nyack to Open Memorial Park Driveway for Private Vehicle Access and Parking

WHEREAS, the Nyack Board of Trustees is in receipt of a comment from the Parks Commission opposing the opening of the Depew Ave driveway for private vehicle access and parking, for the purpose of creating handicap parking spaces additional to those available in the marina parking lot,

RESOLVED, the Nyack Board of Trustees approves the opening of the Depew Ave driveway for private vehicle access and parking, and directs the Village Administrator to implement the plan provided by Weston and Sampson engineers, involving concrete barriers, road striping and signage, and to provide an updated parking enforcement plan for board review and approval.

7.3 Resolution No. 2026-192 Resolution of the Nyack Village Board of Trustees Authorizing the Purchase of One (1) Salt Dogg 4.0 Cubic Yard Stainless Steel Auger V-Box Spreader and One (1) Salt Dogg LS20H Hydraulic Pre-Wet System with 2-210 Gallon Liquid Tanks

WHEREAS, the Department of Public Works has identified the need for one (1) Salt Dogg 4.0 Cubic Yard Stainless Auger V-Box Spreader for the Village's 2024 Ford F-550, and one (1) Salt Dogg Salt Dogg LS20H Hydraulic Pre-Wet System with 2-210 Gallon Liquid Tanks for the 2025 Freightliner-Stellar Hooklift ; and

WHEREAS, the Department of Public Works budget provides sufficient funds for this purchase in line 5110.2 (Equipment); and

WHEREAS, Cliffside Body Corporation is an authorized vendor under Sourcewell Contract #033126-BPC, through which the Village may lawfully procure equipment pursuant to NYS General Municipal Law §104; and

WHEREAS, Cliffside Body Corporation has provided a quotations BK09182026A and BK09182026B, dated September 18, 2026, for a total installed cost of \$26,584;

NOW, THEREFORE, BE IT RESOLVED that the Nyack Village Board hereby authorizes the purchase of one (1) Salt Dogg 4.0 Cubic Yard Stainless Auger V-Box Spreader for the Village's 2024 Ford F-550, and one (1) Salt Dogg Salt Dogg LS20H Hydraulic Pre-Wet System with 2-210 Gallon Liquid Tanks from Cliffside Body Corporation under Sourcewell Contract #033126-BPC, at a cost not to exceed \$26,584; and

BE IT FURTHER RESOLVED that the appropriate Village officials are authorized to take all actions necessary to complete said purchase, including execution of any required documents, and that the Village Treasurer is authorized to make payment upon delivery and acceptance of the equipment.

7.4 Resolution No. 2026-193 Resolution of the Nyack Village Board Approving Application for Permit for Event in Hezekiah Easter Veterans Park October 18, 2027

RESOLVED, the Board of Trustees approves use of the gazebo on Main Street by Andre Smith on Sunday, October 18, 2-6 PM for a community care event featuring distribution of food and hygiene items to local families in need.

7.5 Resolution No. 2026-194 Resolution of the Nyack Village Board to approve a street closure request from Village of Upper Nyack on N Broadway on Halloween, October 31, 2026

RESOLVED, the Board of Trustees of the Village of Nyack approves the closure by Upper Nyack DPW of N Broadway at Sixth Ave, and Tallman Ave at N. Broadway, from 4 PM to 8:00 PM, to allow for pedestrian only use of N Broadway during Halloween “Trick or Treat” activities on October 31, 2026. Upper Nyack to provide traffic management.

7.6 Resolution No. 2026-195 Resolution of the Nyack Board of Trustees Approving the Appointment of Nicole Hines to the board of the Nyack Housing Authority

RESOLVED, the Board of Trustees of the Village of Nyack approves appointment of Nicole Hines to the board of the Nyack Housing Authority for a term of five years, to expire at the Annual Meeting of the Board of Trustees in December of 2030.

7.7 Resolution No. 2026-196 Resolution of the Nyack Board of Trustees Approving a federal PROTECT Grant Application to Fund Flood Prevention Planning Services

RESOLVED, the Board of Trustees of the Village of recognizes the need for funding to pay for data collection, field investigation, feasibility and conceptual plans and budgets, for projects to improve the Village stormwater system and reducing flooding during extreme rainfall events,

RESOLVED, that the Village Board of the Village of Nyack hereby authorizes the submission of an application to the US Department of Transportation (DOT) Federal Highway Administration (FHWA) under the FY 2024-2026 Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Program (FHWA-PROT-26-001) for a Planning Grant in the amount of \$243,000 for the Village of Nyack Roadway Drainage Resilience Assessment and Capital Improvement

Plan;

and

FURTHER RESOLVED, that the Mayor, Village Administrator, or other authorized Village official is authorized to execute and submit the application and any documents necessary to carry out the application process, subject to review by the Village Attorney and Village Treasurer, as applicable.

7.8 Resolution No. 2026-196 Resolution of the Nyack Board of Trustees Approving the Appointment of a Steering Committee to Guide the Grant Funded Zoning Study of the Corridor Commercial Zone Along Route 59 in Nyack.

WHEREAS, the Village Board of Trustees has supported an exploration of opportunities to amend the Corridor Commercial Zone to include mixed use development in various ways, including: as noted in the 2016 Comprehensive Plan, the Village's New York Forward grant application, and approval of a grant application to NYS to fund such a study,

WHEREAS, the Village Board of Trustees considers it in the public interest to explore the use of zoning in the Corridor Commercial Zone to foster mixed use development, improvements in traffic safety and streetscape design for walkability, while enhancing services accessible to nearby residents and visitors,

WHEREAS, the Village applied for and obtained grant funding contract from the NYS Housing Trust Fund Corporation for \$200,000 to conduct such a study, and contracted with BFJ Planning, a firm with extensive experience in Nyack, to conduct the study,

WHEREAS, the Village Board of Trustees considers public engagement an essential part of the planning process, and a steering committee will help guide the planning process,

RESOLVED, the Village Board of Trustees appoints the following individuals to serve on a steering committee for the zoning study:

Joe Carlin – Board liaison
Bill Batson - Chamber
Steve Knowlton – Chair, ZBA
Laura Rothchild, Chair, PB
Layla Vrabel, PB
Nicole Hines, NAACP

Drazen Cackovic, DCAK-MSA
Chris Latanzio, Resident, Parks
Commission
Andy Minniefield, contractor
Todd Jones, Resident

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

- 8.1 – Orangetown Police Department
- 8.2 – Village Administrator
- 8.3 – Village Clerk

9 Old Business

- 9.1 Uptown Gateway Zoning Project – consideration of a building moratorium

10 New Business

11 Communications

- 11.1 Andre Smith, Memorial park permit application for annual cancer awareness festival including community organizations, bouncy house, DJ and family friendly activities, beginning with a walk against cancer on sidewalks in the downtown, August 21, 2027 (rain date 8/28/27)
- 11.2 Naomi Camilleri, Yoga Fest, Memorial Park, Saturday, September 18, 2027 (rain date 9/19/27)
- 11.3 Nyack Parks Commission memo opposing opening of driveway to cars
- 11.4 Health Lifeline - new health clinic at Pride Center
- 11.5 Mayor Tarapata – Hallowe'en street closure request
- 11.6 Nyack Recreation program flyers
- 11.7 October 22, TBD, animal blessing in the marina, after dark

12 Public Comment

13 Executive Session

14 Adjournment



VILLAGE OF NYACK PARK USAGE PERMIT REQUEST

(Complete this agreement in its entirety and return it to the Village Clerk.)

Fees:

	Non-Resident		Resident	
<i>Size of Group</i>	20-39 people	40 or more People	20-39 people	40 or more people
<i>Fee</i>	\$125	\$250	\$75	\$150
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Application Checklist:

☐ Application form completed
☐ Liability release and rules agreements signed
☐ Refundable security deposit
☐ Certificate of Insurance
☐ Driver's License copy

PARK REQUESTED

Memorial Park ☒ AREA(S) REQUESTED: ☐ Upper Lawn ☐ Basketball Court ☒ Gazebo
☒ Viewing Pier ☒ Waterfront ☐ Splash Pad
Hezekiah Easter Veterans Memorial Square ☐

APPLICANT/LICENSEE

NAME Naomi Camilleri / Playful Yogi Space

ADDRESS 42 Main Street

CITY Nyack STATE NY ZIP CODE 10960

DAYTIME PHONE # 845-535-1384 EMAIL: naomi4c@gmail.com / naomi@playfullyogi.space

DATE(S) REQUESTED: 9/18/27 TIME: From 7am AM/PM to 5pm AM/PM

(Rain date: 9 / 19 / 27)

Description of the nature of the activity/purpose (specify any equipment, vendors, food, tents, etc.): 3rd Annual Rockland YogaFest! Free community event. Yoga classes all day on the lower lawn, vendors along the lower parking area, a few food trucks, possibly a tent this year. We will have a PA to amplify the main class on the main part of the lawn, and soft music at times.

Number of Attendees/Participants: 500

The Licensee acknowledges that the premises are delivered to them in good condition and that all equipment is in good working order.

The Licensee agrees to exit Memorial Park no later than dusk on the day of the event, leaving it in the same condition as when it was received, and acknowledges that wading in the stream, climbing on waterfront rocks, and entering the culvert are prohibited.

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- Emergency Contact: For emergencies call 911 or Orangetown Police at 845-359-3700 and notify Village Hall at 845-358-0548.

II. Summary of Applicable Code Sections Affecting Memorial Park Permits

- §250-10 Hours of Operation: Park hours are 6 a.m. to 10 p.m. Use outside these hours requires Board approval.
- §250-11(G) Group Size: Groups of 10+ require permits; 10–40 issued by Village Clerk; 40+ by Village Board.
- §250-11(F) Commercial Activities: Camps, classes, or paid events require authorization.
- §250-15(C) Domestic Animals: Dogs allowed only with Village Board approval and must be leashed. Waste removal required.
- §250-15(N) Amplified Sound: Requires a permit from the Village Board.
- §250-16(D) Permit Application Standards: Defines application requirements, approvals, denials, appeals, and liabilities.
- §250-11(A) Smoking/Vaping: Prohibited throughout Memorial Park.
- §250-11(K) Interference: Protects permitted events from obstruction.
- §250-15(E) Fire Prohibition: No fires, grills, or open flames.
- §250-18 Penalties: Violations may result in fines or permit revocation.

****FALSE STATEMENTS MADE HEREIN ARE PUNISHABLE AS A CLASS “A” MISDEMEANOR
PURSUANT TO SECTION 210.45 OF THE NEW YORK STATE PENAL LAW****

**VIOLATIONS MAY SUBJECT A PERSON TO A FINE NOT EXCEEDING \$1,00.00 OR
IMPRISONMENT NOT EXCEEDING 15 DAYS OR BOTH.**

The undersigned hereby certifies that they have received, read, fully understand and agree to be bound by all applicable rules, regulations and policies. I and/or the organization I represent understand that any violation of any of these will result in denied use of the Village Facilities in the future. I and/or the organization I represent agree to pay all reasonable costs for damage and/or vandalism to the park or facilities used in relation to the event.

Signature: 

Date: 9/29/26

Insurance Requirements for Use of Village Owned Property

Prior to the use of Village Property, the Licensee shall, at its sole expense, maintain the following insurance on its own behalf, and furnish to the Village of Nyack certificates of insurance evidencing same and reflecting the effective date of such coverage as follows (special event insurance available online from various businesses):

- 1) Commercial General Liability Policy, with limits of no less than \$1,000,000 Each Occurrence, \$2,000,000 Aggregate and shall cover liability arising from Bodily Injury, Property Damage, Premises, Operations, Independent Contractors, Products/Completed Operations, and Personal and Advertising Injury, Blanket Contractual including injury to subcontractors' employees and shall include coverage for:
 - A. Village of Nyack and their assigns, officers, employees, representatives and agents should be named as an "Additional Insured" placing the "Village of Nyack, 9 N. Broadway, Nyack NY 10960" on the ACORD certificate as a "Certificate Holder" and shall apply on a primary and non-contributory basis. The Certificate of Insurance to show this applies to the General Liability coverage on the certificate, and Additional Insured Endorsement shall be attached.
 - B. To the extent permitted by New York law, the Licensee waives all rights of subrogation or similar rights against Village of Nyack, assigns, officers, employees, representatives and agents.
 - C. Per Location Aggregate to be included, if applicable.

Certificates shall provide that thirty (30) days' written notice prior to cancellation or expiration be given to the Village of Nyack. Policies that lapse and/or expire during the term of use shall be recertified and received by the Village of Nyack no less than thirty (30) days prior to expiration or cancellation.

Licensee acknowledges that failure to obtain such insurance on behalf of the Village of Nyack constitutes a material breach of contract and subjects it to liability for damages, indemnification and all other legal remedies available to the Village of Nyack. The failure of the Village of Nyack to object to the contents of the certificate or absence of same shall not be deemed a waiver of any and all rights held by the Village of Nyack.

The cost of furnishing the above insurance shall be borne by the Licensee.

All carriers listed in the certificates of insurance shall be A.M. Best Rated A VII or better and be licensed in the State of New York.

Village of Nyack
9 North Broadway
Nyack NY 10960

Indemnification and Hold Harmless Agreement

To the fullest extent permitted by law, Licensee shall indemnify, hold harmless and defend Village of Nyack, and agents and employees of any of them from and against all claims, damages, losses or expenses including but not limited to attorney's fees arising out of or resulting from the performance of the agreement, provided any such claim, damage, loss or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including loss of use resulting there from, and (b) is caused in whole or in part by any act or omission or violation of statutory duty or regulation of the Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable pursuant to the performance of the agreement. Notwithstanding the foregoing, Licensee's obligation to indemnify Village of Nyack, and agents and employees of any of them for any judgment, mediation or arbitration award shall exist to the extent caused in whole or in part by (a) negligent acts or omissions, or (b) violations of regulatory or statutory provisions of the New York State Labor Law, OSHA, or other governing rule or applicable law; by the Licensee or anyone directly or indirectly employed by it or anyone for whose acts it may be liable in connection to such claim, damage, loss and expense. The obligation of the Licensee to indemnify any party under this paragraph shall not be limited in any manner by any limitation of the amount of insurance coverage or benefits including worker's compensation or other employee benefit acts provided by the Licensee.

Print Name: Naomi Camilleri

Signature: _____



Company Name (if applicable): Playful Yogi Space

Date: 9/29/26

Please sign, date and return to: **Village of Nyack**
Village Clerk's Office
9 North Broadway
Nyack, NY 10960



NYACK RECREATION FALL YOUTH CLASS

MONDAYS:

BEGINNING SKATEBOARDING W/ SHRED.CO

AGES 6-13

10/19 & 10/26 4-5PM @ MEMORIAL PARK

2 SESSIONS COST: FREE RESIDENTS/ \$20 NON-RESIDENT

THIS PROGRAM IS FUNDED BY THE ROCKLAND COUNTY YOUTH BUREAU

TUESDAYS:

HANDS ON WITH FOOD W/ THE FLAVOR LABS

AGES 7-14

10/13 - 11/10 4:30-5:30PM @ RCC CULINARY MTG ROOM

4 SESSIONS COST: \$100 RESIDENTS/ \$120 NON-RESIDENT

LEARN NO BAKE & TAKE & BAKE SWEET & SAVORY RECIPES

THURSDAYS:

MAKE-A-SCENE ACTING & IMPROV WORKSHOP W/ RIVERTOWN MUSIC

AGES 9-15

10/15 - 11/19 4:30-5:30PM @ THE ANGEL NYACK

6 SESSIONS COST: \$125 RESIDENTS/ \$150 NON-RESIDENT

REGISTER @ [NYACK.GOV/DEPARTMENTS/RECREATION](https://nyack.gov/departments/recreation)
SCHOLARSHIPS AVAILABLE: NYACKRECREATION@NYACK.GOV

