

Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

October 22, 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:**
5. **Public Hearing -**

7:30 PM – Public Hearing to consider amending Village Code §330-16(D), so as to add new subparagraphs 22 and 23, to erect and maintain stop signs on North Midland Avenue (northbound and southbound) at intersection with Sickles Avenue, and on Cemetery Lane (eastbound) at intersection with Polhemus Street

6. **Adoption of Minutes – Minutes 10/8/26**
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. 2026-200 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 22, 2026.

RESOLVED, the General Fund Claims set forth on Pages 1 through 10 in the below listed amounts are approved for payment:

GENERAL FUND

\$139,829.28

NYACK PARKING AUTHORITY	\$ 14,747.94
WATER FUND	\$ 12,926.64
CAPITAL PROJECTS – 2017 Improvements	\$ 44,491.60

7.2 Resolution No. 2026-201: Resolution of the Board of Trustees of the Village of Nyack, to Amend Village of Nyack Code §330-16(D), so as to Add New Sub-Paragraphs 22 and 23, to Erect and Maintain Stop Signs on North Midland Ave. (Northbound and Southbound) at Intersection with Sickles Ave., and on Cemetery Ln. (Eastbound) at Intersection with Polhemus St.

At [REDACTED] PM, during a regular meeting of the Board of Trustees of the Village of Nyack (“Village”), convened on October 22, 2026, the below-described Public Hearing was (i) opened, *or* (ii) was opened at, and continued from, a prior meeting (or meetings), *or* (iii) was opened at, continued from, and closed at, a prior meeting (or meetings); and the following Resolution was duly offered and seconded, to wit:

WHEREAS, the Village Board of Trustees (“Village Board”) is the duly elected legislative body of the Village, and authorized to adopt Local Laws amending the Village Code, including amendments to the regulations embodied in Chapter 330 (Vehicles and Traffic) thereto.

WHEREAS, the Village Board has published a Notice of Public Hearing in the Journal News, digitally posted said Notice on the Village’s website, and physically posted the Notice on the Village’s official bulletin board, in accordance with NYS Municipal Home Rule Law §20, with regard to proposed text amendments to the Village Code, which amendments are summarized as follows: the proposed Local Law, if adopted by the Village Board, will amend Chapter 330 (Vehicles and Traffic) of the Village Code, so as to add new sub-paragraphs 22 and 23, to erect and maintain stop signs on North Midland Avenue (northbound and southbound) at its intersection with Sickles Avenue, and on Cemetery Lane (eastbound) at its intersection with Polhemus Street; which Local Law is appended hereto, made a part hereof and marked as “ATTACHMENT A.”

WHEREAS, a copy of the proposed Local Law was provided to the Village Board, in accordance with NYS Municipal Home Rule Law §20.

WHEREAS, following compliance with all public notice requirements as mandated by the applicable NYS statute(s) and the Village Code, and distribution of the proposed Local Law to the Village Board as per NYS Municipal Home Rule Law §20(4), on September 17, 2026, the Village Board (i) opened, *or* (ii) previously opened at a prior meeting, and held open/continued, *or* (iii) previously opened and held open/continued, and closed, at a prior meeting (or meetings), a Public Hearing on the proposed Local Law.

WHEREAS, the Village Board finds, after reviewing the proposed Local Law, and after hearing from (i) the Village Administrator, (ii) the Village Engineer, Weston & Sampson, PE, LS, LA, Architects, PC, as per its report to the Village Administrator,

entitled “Pedestrian Access Improvement Recommendations,” dated August 19, 2026, which report recommends installation of these stop signs, (iii) the Village’s residents and business proprietors, that this Local Law will enhance pedestrian visibility, reinforce motor vehicle drivers’ yielding behavior, and improve pedestrian access and safety at these intersections.

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

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

7.3 Resolution No. 2026-202 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Andre Smith for use of Memorial Park, August 21, 2027

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Andre Smith for use of Memorial Park for an Annual Cancer Awareness Festival, August 21, 2027 from 10:00 a.m. – 6:00 p.m. with a rain date of August 28, 2027.

7.4 Resolution No. 2026-203 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Naomi Camilleri, Playful Yogi Space, for use of Memorial Park, September 18, 2027

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Naomi Camilleri, Playful Yogi Space, for use of Memorial Park for the 3rd Annual Rockland YogaFest, September 18, 2027 from 7:00 a.m. – 5:00 p.m. with a rain date of September 19, 2027.

7.5 Resolution No. 2026-204 Resolution of the Board of Trustees of the Village of Nyack to Authorizing Settlement of PFAS Litigation With M Zone Property LLC

WHEREAS, the Village of Nyack (the “Village”) is a party to litigation concerning alleged contamination of its water supply by per- and polyfluoroalkyl substances (“PFAS”); and

WHEREAS, M Zone Property LLC, the current owner of property containing a transfer station located on Snake Hill Road near the Hackensack River, is a defendant in said litigation; and

WHEREAS, legal counsel representing the Village in this litigation has advised that a tentative settlement has been reached with M Zone Property LLC in the amount of \$85,000; and

WHEREAS, Village legal counsel has recommended acceptance of the proposed settlement based upon its assessment of the defendant's potential contribution to the alleged contamination, its role in the litigation, and the benefits of resolving the Village's claims against this defendant; and

WHEREAS, the Board of Trustees has considered the recommendation of legal counsel and determined that acceptance of the proposed settlement is in the best interests of the Village;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Nyack hereby approves the proposed settlement with M Zone Property LLC in the amount of Eighty-Five Thousand Dollars (\$85,000); and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute a settlement agreement and such other documents as may be necessary to effectuate the settlement, subject to review and approval as to form and substance by Village legal counsel; and

BE IT FURTHER RESOLVED, that the settlement shall resolve the Village's claims against M Zone Property LLC only, and shall not release, waive, or otherwise impair the Village's claims against any other defendant or potentially responsible party in the litigation, except as expressly required by applicable law; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

7.6 Resolution No. 2026-205 Resolution of the Board of Trustees of the Village of Nyack to Schedule a Public Hearing on a Local Law to Instituting a Temporary Moratorium on Certain Building Permits, Certificates of Occupancy and Approvals in the Vicinity of Rte 59 in the Village of Nyack

WHEREAS, the Village of Nyack is undertaking a comprehensive planning and zoning study of the Route 59 Corridor to evaluate potential amendments to the Village's Comprehensive Plan and Zoning Code; and

WHEREAS, the Village Board of Trustees has received a proposed local law entitled "A Local Law Instituting a Moratorium on Certain Permits, Certificates of Occupancy and Approvals for Certain Development"; and

WHEREAS, the proposed local law would establish a temporary moratorium on certain land use approvals, building permits, certificates of occupancy and other development approvals within the designated study area, subject to specified exemptions and provisions for administrative relief; and

WHEREAS, the Village Board desires to solicit public comment on the proposed local law before considering its adoption;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Nyack hereby schedules a public hearing on the proposed local law for Thursday, November 12, 2026, at 7:30 p.m., at Village Hall, 9 North Broadway, Nyack, New York; and

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to publish and post notice of said public hearing in accordance with applicable law, and to make a copy of the proposed local law available for public inspection prior to the hearing; and

BE IT FURTHER RESOLVED, that all interested persons shall be afforded an opportunity to be heard at said public hearing.

7.7 Resolution No. 2026-206 Resolution of the Nyack Village Board to Approve Street Closure Permits for the Chamber of Commerce and ACADA Annual Street Fairs

RESOLVED, the Nyack Village Board to approves applications for street closures from the Chamber of Commerce for the dates 4/11/27 and 9/12/27 and from ACADA for the dates 5/16/27, 7/11/27, 10/10/27

7.8 Resolution No. 2026-207 Resolution of the Nyack Village Board to Approve Closure of Two Parking Spaces in front of the Local Bar for a Pop-Up Food Truck, November 6, 3 pm – 10 pm.

RESOLVED, the Nyack Village Board to approves a request from Travis Koester for the closure of two parking spaces in front of the Local on S Franklin for use of a food truck for a special event for a charitable winter coat drive, November 6, 3 pm – 10 pm.

7.9 Resolution No. 2026-208 Resolution of the Board of Trustees of the Village of Nyack to Authorizing Settlement of PFAS Litigation With Professional Disposables Inc. and Professional Disposables International, Inc. (together, “PDI”)

WHEREAS, the Village of Nyack (the “Village”) is a party to litigation concerning alleged contamination of its water supply by per- and polyfluoroalkyl substances (“PFAS”); and

WHEREAS, Professional Disposables Inc. and Professional Disposables International, Inc. (together, “PDI”) use PFAS to make wet sanitizing wipes and disposable healthcare supplies, jointly operate a manufacturing plant at 2 Nice-Pak Park in Orangeburg and a warehouse at 100 Brook Hill Drive in West Nyack, which lies within the source water protection area for the Village’s intake, is a defendant in said litigation; and

WHEREAS, legal counsel representing the Village in this litigation has advised that a tentative settlement has been reached with Professional Disposables Inc. and Professional Disposables International, Inc. (together, “PDI”) in the amount of \$232,500; and

WHEREAS, Village legal counsel has recommended acceptance of the proposed settlement based upon its assessment of the defendant's potential contribution to the alleged contamination, its role in the litigation, and the benefits of resolving the Village's claims against this defendant; and

WHEREAS, the Board of Trustees has considered the recommendation of legal counsel and determined that acceptance of the proposed settlement is in the best interests of the Village;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Nyack hereby approves the proposed settlement with Professional Disposables Inc. and Professional Disposables International, Inc. (together, "PDI") in the amount of two hundred thirty-two thousand five hundred dollars (\$232,500); and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute a settlement agreement and such other documents as may be necessary to effectuate the settlement, subject to review and approval as to form and substance by Village legal counsel; and

BE IT FURTHER RESOLVED, that the settlement shall resolve the Village's claims against Professional Disposables Inc. and Professional Disposables International, Inc. (together, "PDI") only, and shall not release, waive, or otherwise impair the Village's claims against any other defendant or potentially responsible party in the litigation, except as expressly required by applicable law; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

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

10 New Business

11 Communications

11.1 Bill Batson, holiday free parking proposal

12 Public Comment

13 Executive Session

14 Adjournment