

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

ATTACHMENT A

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

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

Section 1 - Legislative Authority, Purpose and Intent:

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

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

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

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

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

Section 4 – Severability

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

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

Section 5 – Effective Date.

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

**LOCAL LAW NO. _____, 2026
OF THE VILLAGE OF NYACK**

**A LOCAL LAW AMENDING CHAPTER 360
(ZONING) OF THE CODE OF THE VILLAGE
OF NYACK, IMPOSING AND
ESTABLISHING A TEMPORARY
MORATORIUM, SO AS TO SUSPEND LAND
USE BOARD APPROVALS, ISSUANCE OF
BUILDING PERMITS AND THE
PROCESSING OF SAME, WITHIN THE
ROUTE 59 CORRIDOR
(10/20/2026 DRAFT)**

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

Section 1 - Legislative Authority, Purpose and Intent:

This Local Law is adopted pursuant to New York State (“NYS”) Municipal Home Rule Law (“MHRL”) §10; and in accordance with the procedures prescribed in MHRL §20, and NYS Village Law §4-412(1)(a), §7-700, §7-704, §7-706, §7-708 and §21-2100. The Board of Trustees (“Village Board”) of the Village of Nyack (“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 a resultant plan. As such, the Village Board recognizes the need to review and amend the Village’s Comprehensive Plan, and to conform its zoning regulations to the Comprehensive plan, and also to the NYS laws governing land use and zoning.

Section 2 - Legislative Findings:

The Village Board finds that appropriate measures must be taken to secure a temporary reasonable halt on development, subdivisions, building permits and approvals for land development, within the study areas, to protect the public interest while the Village completes its review of, and potential revisions to, the Village’s Comprehensive Plan and Zoning Code (Chapter 360 of the Village Code), including any necessary compliance with the analysis and procedures mandated by the State Environmental Quality Review Act (“SEQRA”).

Without a temporary halt on land development, certain residential building permits, and approvals for development, there is the potential that undesirable development could be located in the study area, which would be unsuitable, or incompatible, with the goals and objectives of the Comprehensive Plan and Zoning Code text amendments. By maintaining the *status quo* on all land development, until such time as appropriate consideration is deliberated, and potential

amendments to the Zoning Code and revisions to the Comprehensive Plan are adopted, the Village Board will be enabled, by this moratorium, to provide for the planned orderly growth and development of the Route 59 corridor.

The Village Board has retained the services of a planning consultant (BFJ Planning) to provide recommendations regarding review of, and amendments to, the Comprehensive Plan and Zoning Code text, and to provide a draft of a revised Comprehensive Plan, for the Route 59 corridor. The Village Board also created an advisory board of residents, and members of various Village land use boards, including the Village Board, to assist the planning consultant. The planning consultant and advisory board have worked diligently, and anticipate a draft Comprehensive Plan for the Route 59 corridor, and recommended Zoning Code text changes, to be submitted to the Village Board by June 30, 2027. Therefore, the Village Board has determined that this above-described moratorium should be adopted for a finite amount of time in order to allow the planning consultant and advisory board to complete their work.

Section 3 - Moratorium Imposed; Applicability:

- A. A moratorium on all Village land use board approvals, and all building permits, as set forth below, is hereby imposed.

Geographic Applicability: This moratorium shall apply solely to those properties within the Village identified on the map entitled “Route 59 Corridor Moratorium Area,” dated [DATE], attached hereto as Schedule A and incorporated herein by reference. The properties subject to this moratorium shall also be identified by their respective Town of Orangetown Tax Map parcel numbers set forth in Schedule B. In the event of any discrepancy between the Schedule A map and the Schedule B Tax Map parcel list, the Schedule B Tax Map parcel list shall control. These aforesaid properties (Schedule A and Schedule B) shall comprise, and hereinafter be referred to as, the “Moratorium Area.” No property outside the Moratorium Area shall be subject to the moratorium restrictions established by this Local Law.

- B. The moratorium established by this Local Law shall expire, without further action of the Village Board, on June 30, 2027, and thereafter shall be of no further force or effect. However, if it appears that any required review and study, referred to hereinabove, will not be completed by June 30, 2027, then the Village Board may, by Resolution, extend the period of this Moratorium for up to a maximum of an additional two three-month extensions.
- C. Scope: Other than as exempted in subsection (E) below, no Village board, agency or department shall process, hear, approve, issue, grant or sign any new, or any pending, preliminary or final site development plan, preliminary or final subdivision plat, special permit, variance, or any land disturbance or grading permit, erosion and sediment control permit, floodplain development permit, and water connection permit.
- D. To the extent that any provision of NYS law imposes a time frame for action by a municipal agency, entity, board or body, so that a default approval will result from any inaction by the municipal agency, entity, board or body, then the time for any action

required by the municipal agency, entity, board or body shall be, and is, hereby extended until this moratorium has, and any and all extensions thereof have, fully expired.

Therefore, no default approval shall be deemed to have occurred or transpired with regard to any application for any approval concerning any type of land use development by reason of this moratorium being in effect. Should any NYS law preempt this provision, then the Village Board's adoption of this Local Law shall be deemed to constitute a denial, without prejudice, of any such land use application or relief sought by any land use applicant, with said application or relief being deemed as ready for resubmission and reconsideration ninety days after the date of the expiration of this moratorium or of any and all extensions thereof.

E. Exemptions:

The following types of land use applications, Building Department processing, land use board reviews, permits, grants and approvals shall be exempt from this moratorium, and may be considered and acted upon during the moratorium:

1. The issuance of building permits to a property that has received final site development plan approval, final special permit approval, or final subdivision plat approval ("land use board final approval"); provided, however, that said property is under development at the time of the adoption of this Local Law, and also provided that the land use board final approval has not expired or lapsed.
2. Small or minor projects, such as restoration, alteration or renovation of facades without expansion, extension or enlargement of the facade, tenant fit-outs, signs, awnings and windows, provided the work does not expand, extend or enlarge the building, change its use, or increase density.
3. The project located at 47 Route 59 (the Super 8 motel – 65.35-1-9 and 65.25-1-6), for which there is an active Building Permit allowing the interior renovation of the hotel, including hotel rooms.
4. Consideration, and approval, by the Village's Zoning Board of Appeals of an application for an area variance, or for an interpretation, but not for any approvals that facilitate otherwise prohibited development.
5. Issuance of a ministerial permit, such as, but not limited to, a Building Permit issued for the purpose of complying with the NYS Uniform Fire Prevention and Building Code, or to remedy a code violation, or other work needed for safety and accessibility improvements; tree removal permit; sign permit; or a Certificate of Compliance issued under Chapter 140 of the Village Code, which is issued solely for the purpose of documenting compliance with the NYS Uniform Fire Prevention and Building Code.
6. Approval of a Lot Line Change (property boundary adjustment), provided that said adjustment does not increase the size of any lot by greater than ten percent (10%).

7. Approval of an addition, alteration or reconstruction of an existing building or structure, which results in no greater than a ten percent (10%) increase in the square footage of such building or structure, and which is not intended or designed to alter the approved or legal use and occupancy, nor accommodate any new or different use, of such building or structure.
 8. Approval of a land use application that has been issued a Negative Declaration pursuant to the State Environmental Quality Review Act (SEQRA), by the Lead Agency, as of the date of adoption of this Local Law effectuating this moratorium.
- F. Any land use applications for board approvals or permits, which are filed after the date of adoption of this Local Law effectuating this moratorium, and which are not exempted from this moratorium, shall be filed at the risk of the applicants and shall not be processed, granted, approved or issued until this moratorium has fully expired.
- G. During the period of the moratorium, the Village Board shall endeavor to complete all reasonable and necessary reviews, studies, analyses and, if warranted, revisions to the Village Zoning Code.

Section 4 - Administrative Relief from Moratorium:

- A. In order to avoid the improper taking of property, and to prevent irreparable harm, the Village Board is authorized to grant limited relief from this moratorium pursuant to the standards and requirements herein. An applicant seeking such relief shall be required to show, by clear and convincing evidence, including credible “dollars and cents” financial proof, that (i) the applicant cannot make any reasonable use of its property with any of the uses permitted in the relevant Zoning District; (ii) the moratorium causes irreparable injury to the applicant; and (iii) it would be unreasonable and unjust not to grant relief from the moratorium. Any relief granted by the Village Board shall be the minimum necessary, and the Village Board may impose conditions on any relief granted.
- B. All applications for relief from the moratorium shall be treated as Unlisted Actions under SEQRA, and the Village Board shall be the Lead Agency for such applications for relief.
- C. In the event that relief from the moratorium is granted by the Village Board, the applicant shall proceed to other required Village board(s), if any, to apply for the required development approvals (if any). Notwithstanding any relief granted, pursuant to this section, a development approval shall not be granted unless the approved application complies with all Village Zoning Code regulations and all other Code requirements in effect on the date of approval.

Section 5 - Notice to Applicants; Change in Zoning Requirements:

This Section 5, of this Local law, provides notice to all applicants that, although an application authorized in Section 4 above may proceed through the Village’s Planning Board and/or Zoning Board of Appeals review process, the applicant proceeds at its risk, because such application

may be impacted or denied because of a change in Site Development Plan, Subdivision, Special Permit and/or other planning, land use and/or zoning regulations and requirements (“Zoning regulations”). A land use approval shall not be granted unless the proposed application complies with all Zoning regulations in effect on the date of approval.

Section 6 - Effect on Other Laws:

To the extent that any NYS statute, law, ordinance, rule or regulation, or parts thereof, including Article 16 of NYS Village Law, are in conflict with any provision of this Local Law, this Local Law shall control and govern.

Section 7 – Severability:

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

Section 8 – Supersession of Inconsistent Laws, if any:

The Village Board hereby declares its legislative intent to supersede any provision of any other Village Local Law, or of any NYS statute, law, rule, code or regulation (“law”) that may be inconsistent, or in conflict, with this Local Law. The NYS law that shall be, and hereby are, superseded include, but are not limited to, all of Article 16 of NYS Village Law, and any other provision of law that the Village may supersede pursuant to the NYS Municipal Home Rule Law and the Constitution of the State of New York. The courts are specifically requested to take notice of this legislative intent, and apply such intent in the event that the Village has failed to specify any provision of law that may require supersession. The Village Board hereby declares that it would have enacted this Local Law, and superseded such provision, had it been apparent.

Section 9 – Effective Date:

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

From: Bill Batson <wrbatson@gmail.com>

Sent: Friday, October 16, 2026 4:33 PM

To: Joe Rand <joerand@nyack.gov>; Andy Stewart <Administrator@nyack.gov>; Ann Marie Tlsty <annmarietlsty@nyack.gov>

Cc: Roger Cohen <roger@rogercohen.com>; Tristan Dunnigan <tristan.dunnigan1@gmail.com>; Mark Brownstein <mark@emeraldmedicare.com>; Kim-Adele Rosner <kimadele.rosner@gmail.com>

Subject: Parking Fee Suspension During Holidays

This email originated from outside of the organization.

Mayor Rand,

Michele Whalen and I thank you for your time last week to discuss ways to increase foot traffic in Nyack this holiday season.

In the spirit of the ideas we advanced at our meeting, we formally request that the Village of Nyack suspend parking fees in all municipal lots on Fridays and Saturdays beginning Friday, November 27 through January 2.

Supported by a marketing campaign undertaken by the Nyack Chamber of Commerce, Visit Nyack and the Village of Nyack, we believe that shoppers concerned with the current economic challenges will appreciate the savings this parking fee suspension represents. We discussed using language like, "Your dollar goes farther in Nyack."

The chamber is willing to invest in a marketing campaign. We hope Nyack Tourism funds, along with contributions from other ancillary organizations, such as ACADA can be combined to launch a substantial media campaign promoting free parking.

The Hoppy can be part of the message and make remote parking lots more accessible.

In a survey of 56 Nyack businesses conducted with the Lower Hudson Valley Small Business Development Center (attached), we found that increasing foot traffic, attracting visitors from NYC and surrounding communities and establishing Nyack as a destination were all important issues.

We also discussed joining with the Village and other partners to provide additional incentives, business decoration contest and any other enhancements to make Nyack an attractive and affordable destination for holiday shoppers.

Please let us know what next steps you envision and how we can implement this important incentive for Nyack's small business community.

Thanks for your leadership in this matter.

All the best,

Michele Whalen,

Director

Bill Batson

Executive Director

Nyack Chamber of Commerce

(845) 675-3160

