Village of Nyack

9 North Broadway, Nyack, NY 10960

Meeting of the Village Board of Trustees

November 17, 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 to Amend Chapter 360 (Zoning) 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

6. **Adoption of Minutes –** Minutes 10/22/26

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. 2026-211 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 November 17, 2026.

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

   GENERAL FUND $546,599.85

NYACK PARKING AUTHORITY	$ 77,341.44
WATER FUND	$295,890.27
CAPITAL PROJECTS – 2017 Improvements	$ 70,125.90
TRUST AND AGENCY	$ 6,325.00

7.2 Resolution No. 2026-212 Resolution of the Village Board of Trustees of the Village of Nyack to Approve A Refund For An Incorrect Parking Payment

WHEREAS, the Village of Nyack Parking Authority has determined that Mary Ellen McGovern paid $25.00 on October 18, 2026, for a boat launch instead of parking; and

RESOLVED, the Board of Trustees approves reimbursement of the $25.00 incorrect payment and directs the Village Treasurer to issue and record the refund.

7.3 Resolution No. 2026-213 Resolution of the Village Board of Trustees of the Village of Nyack Authorizing Refunds of Building Permit Fees

WHEREAS, the Building Department has requested refunds of building permit fees for the applicants listed below; and

WHEREAS, the Board of Trustees has reviewed the requests and deems the refunds appropriate;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Nyack hereby authorizes the following refunds of building permit fees:

Applicant	Property Address	Permit No. / Reason	Refund
Tectonic Eng.	36 S. Broadway	Permit not issued; application withdrawn	$4,478.81
Brain O'Connor	101 Gedney Street	Application #2026-399; withdrawn	$225.00
DeLeonardis Electric, Inc.	101 Gedney Street	Application #2026-355; withdrawn	$225.00
Lake Manor Const., Inc.	103 Gedney Street	Permit #25-203; overpayment	$100.00
Kevin Pollock	110 Gedney Street	Permit #26-177; heat pump waived under Energy Program Grant	$700.00
Alek Patrick	105 Jackson Avenue	Permit #26-192; overpayment	$28.93
Norah McGee	29 Marion Street	Permit #26-111; overpayment	$50.00

Applicant	Property Address	Permit No. / Reason	Refund
Highline Lube, LLC	31 Route 59	Permit not issued; application withdrawn	$375.00

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby authorized and directed to issue the refunds listed above, totaling $6,182.74.

7.4 Resolution No. 2026-214 Resolution of the Village Board of Trustees of the Village of Nyack Authorizing the Scheduling of a Public Hearing to Consider a Proposed Local Law that, if Adopted, will Amend Article VII (Parking, Standing and Stopping) of the Village Code, Prohibiting Parking on Both the North and South Sides of Gail Drive Extension onto Mountainview Avenue

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the scheduling of a Public Hearing to be held on December 7, 2026, at 7:45 pm, to consider amending Village Code, Article VII (Parking, Standing and Stopping), to prohibit parking on both the north and south sides of Gail Drive extension onto Mountainview Avenue.

7.5 Resolution No. 2026-215 Resolution of the Village Board of Trustees of the Village of Nyack Authorizing the Submission of 2026-2027 Unpaid Taxes to the County of Rockland for Relevy

WHEREAS, the Village Board has received the abstract of unpaid taxes for the 2026-2027 fiscal year, prepared in accordance with applicable laws and regulations; and

WHEREAS, it is necessary to submit said abstract to the Rockland County Treasurer for relevy, so that unpaid taxes may be added to the County tax roll and collected in accordance with law; and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of Trustees that the Mayor and Village Trustees are authorized to execute the attached abstract of unpaid taxes for submission to the County of Rockland for relevy.

7.6 Resolution No. 2026-216 Resolution of the Village Board of Trustees of the Village of Nyack Authorizing the Purchase of a Hydraulic Hose Making System for the Department of Public Works

WHEREAS, the Department of Public Works has identified the need to purchase a hydraulic hose-making system and related equipment; and

WHEREAS, the Village has received a proposal from Choice Distribution, Inc., in the amount of $13,257.05, and wishes to utilize Nassau County Contract No. BPNC25000241, awarded through competitive bidding and available to political subdivisions pursuant to New York State General Municipal Law §103(16);

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees hereby authorizes the purchase of the hydraulic hose-making system and related equipment from Choice Distribution, Inc., in the amount of $13,257.05, pursuant to Nassau County Contract No. BPNC25000241; 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.

7.7 Resolution No. 2026-217 Resolution of the Board of Trustees of the Village of Nyack to Approve a Permit Application from Brittany Gordon, Not Your Disability Inc., for use of the Marina Parking Lot, November 21, 2026

RESOLVED, the Board of Trustees of the Village of Nyack authorizes the issuance of a special event permit to Brittany Gordon, Not Your Disability Inc., for use of the Marina Parking Lot for a Thanksgiving turkey giveaway for local families, Sunday, November 21, 2026 from 11:00 a.m. – 1:00 p.m.

7.8 Resolution No. 2026-218 Resolution of the Board of Trustees of the Village of Nyack Approving an Application for the African-American Day Parade and Event in Memorial Park, June 5, 2027

RESOLVED, the Board of Trustees of the Village of Nyack approves an application from the African-American Day Parade Committee for the use of Memorial Park for the African-American Day Parade and event on June 5, 2026, and authorizes the necessary street closures for the parade route, beginning on Depew Avenue at Piermont Avenue, continuing to South Franklin Street, to Main Street, to South Broadway, and returning to Depew Avenue and into the park, including the reservation of parking spaces on Depew Avenue between Piermont Avenue and the park gate, with a rain date of June 12, 2026.

7.9 Resolution No. 2026-219 Resolution of the Board of Trustees of the Village of Nyack Approving an Application for the Pride Sunday Event on Broadway and Main Street, Sunday, June 13, 2027

RESOLVED, the Board of Trustees of the Village of Nyack approves an application from the Rockland Pride Center for the closure of Broadway and Main Street for the annual Pride Sunday event on Sunday, June 13, 2027, and authorizes the necessary street closures for the parade and vendors.

7.10 Resolution No. 2026-220 Resolution of the Board of Trustees of the Village of Nyack Approving a Contract with NYS Solar Farm for Rooftop Solar Equipment on Village Hall and the DPW Garage

WHEREAS, it is the desire of the Board of Trustees of the Village of Nyack to reduce greenhouse gas emissions from municipal operations and take advantage of energy cost savings available through solar power,

WHEREAS, the Village of Nyack obtained a NYS NYSERDA Clean Energy Communities grant for $262,500 for the construction of rooftop solar projects on municipal buildings (contract 238342, dated September 11, 2024),

WHEREAS, on April 9, 2026, the Board of Trustees approved a consulting agreement with Municipal Solar Partners to develop a request for proposals for solar rooftop equipment, and thereafter, the Village distributed a Request for Proposals for solar installations, hosted a site visit for contractors and received a proposal for such equipment from NYS Solar Farm,

WHEREAS, the Municipal Solar Partners and Village staff and volunteers have reviewed the NYS Solar Farm proposal and judged it outstanding with regard to price, contractor experience and proposed equipment, and recommend approval,

RESOLVED, the Board of Trustees of the Village of Nyack approve a contract with NYS Solar Farm for an amount not to exceed $261,500, for the installation of rooftop solar equipment on the DPW garage and Village Hall, and direct the Village Administrator to execute any needed documents to effectuate the installation of this equipment, subject to the approval as to form by the Village Attorney,

FURTHER RESOLVED, the Board of Trustees of the Village of Nyack thanks Marcy Denker and Steve Cea for their leadership of the Sustainability Committee and their efforts to obtain and implement grants for capital projects that reduce the consumption of nonrenewable energy.

7.11 Resolution No. 2026-221 Resolution of the Board of Trustees of the Village of Nyack Approving an Application to the Understory Foundation for Funding for Five Stormwater and Biodiversity Projects

WHEREAS, it is the desire of the Board of Trustees of the Village of Nyack to support pollinator gardens, tree planting and, where possible, the removal of paved surfaces, to obtain such benefits as biodiversity, beauty, shade on sidewalks and parking areas, and reduced flooding and improved water quality,

WHEREAS, the installation of gardens and trees in currently paved areas is costly and requires engineering design expertise, and The Understory is a regional nonprofit that has opened a grant program for this kind of work,

RESOLVED, Board of Trustees of the Village of Nyack approve an application for funding from The Understory for the design of a series of garden, tree planting and stormwater treatment projects, all of which involve the removal of paved surfaces

within the Village right of way, at the following locations: Catherine Street in front of the DPW; the corner of Washington St and Burd St, the corner of Main Street and North Mill St, the intersection of Hudson Ave and Piermont Ave, and the Marina parking lot.

7.12 Resolution No. 2026-222 Resolution of the Board of Trustees of the Village of Nyack Approving a Contract for Payment Processing Services with Gila LLC, d/b/a Municipal Services Bureau ("MSB")

WHEREAS, MSB has agreed to reduce its credit card processing fee for parking meter payments from fifty cents per transaction to twenty five cents per transaction, and this will result in substantial savings to the Village of Nyack,

RESOLVED, Board of Trustees of the Village of Nyack approves a contract for payment processing services with MSB, subject to approval as to form by the Village Attorney.

7.13 Resolution No. 2026-223 Resolution of the Board of Trustees of the Village of Nyack Approving an Application by Rabbi Chaim Zvi Ehrenreich for placement of a Menorah at Hezekiah Easter Veterans Memorial Park

RESOLVED, the Board of Trustees of the Village of Nyack approves an application from the Rabbi Chaim Zvi Ehrenreich for placement of a Menorah at Hezekiah Easter Veterans Memorial Park on or around December 1, 2027, through December 12, 2027, with a special event on Sunday, December 6, 2027 at 4:30 pm for the annual candle lighting ceremony.

7.14 Resolution No. 2026-224 Resolution of the Board of Trustees of the Village of Nyack Approving an Application from Louise Newsome for the Nyack Arts and Crafts Walk on Saturday, October 9, 2027

RESOLVED, the Board of Trustees of the Village of Nyack approves an application from the Louise Newsome the Nyack Arts and Crafts Walk on Saturday, October 9, 2027, and authorizes use of Hezekiah Easter Veterans Memorial Park, Veterans Parking Lot and Cedar Street for vendor businesses.

7.15 Resolution No. 2026-225 Resolution of the Board of Trustees of the Village of Nyack Adding Bobbie Gardner, President, Central Nyack Civic Association, as a Member of the Steering Committee for the Nyack Uptown Gateway Planning Project

WHEREAS, the Board of Trustees of the Village of Nyack aims to include the perspectives and insights of the residents of Central Nyack, Town of Clarkstown, in the Nyack Uptown Gateway Planning Project, focused on the revitalization of the Rte 59 Corridor in Nyack, and this study area is immediately adjacent to Central Nyack, and the Central Nyack Civic Association plays a vital role in convening Central Nyack residents to discuss issues of mutual concern, such as traffic safety at the intersection of Rte 59, Waldron Avenue and Mountainview Avenues,

RESOLVED, the Board of Trustees of the Village of Nyack approves the appointment of Bobbie Gardner, President, Central Nyack Civic Association, as a Member of the Steering Committee for the Nyack Uptown Gateway Planning Project.

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 Dominic Pilla, letter of interest in appointment as mayor
11.2 Rockland County Planning Department, GML review of proposed moratorium on development in the Route 59 corridor in Nyack.
11.3 Village of Nyack Planning Board review of proposed moratorium on development in the Route 59 corridor in Nyack

12 Public Comment

13 Executive Session

14 Adjournment