

Village

Of

Nyack

Incorporated February 27, 1883

**9 North Broadway
Nyack New York 10960-2697**

www.nyack-ny.gov

Mayor

Dr. Don Hammond

Trustees

Louise Parker

Marie Lorenzini

Donna Lightfoot Cooper

Joseph Rand

Village Administrator

Andy Stewart

Village Clerk / Treasurer

Jennifer Helling

Village Attorney

Walter R. Sevastian

September 22, 2022

Thomas Scaglione

Executive Director, Mid-Hudson Regional Economic Development Center

33 Airport Center Drive, #201

New Windsor, NY 12553

Dear Tom and Members of the Mid-Hudson REDC,

It is with great pride that I offer Nyack's application for DRI/NYF awards. This proposal is not simply a "tweak" on our 2019 application. It includes nine outstanding projects for a total investment of \$40.8M, including about \$28M in private funds. These projects range from a marina restaurant to public art, affordable housing and a mixed-use development that includes a public parking structure. The Nyack Angel will restore a historic church for continued community service feeding the hungry, hosting weddings and promoting the arts.

Together these projects will truly transform Nyack, bringing greater economic and cultural vitality to the downtown while serving the needs of our diverse community.

Thank you for your consideration of these projects!

Sincerely,



Don Hammond, Mayor

REDC Region: Mid-Hudson

Program: DRI Round 6 and FNY

Municipality: Village of Nyack

Downtown Name: Historic Downtown Nyack

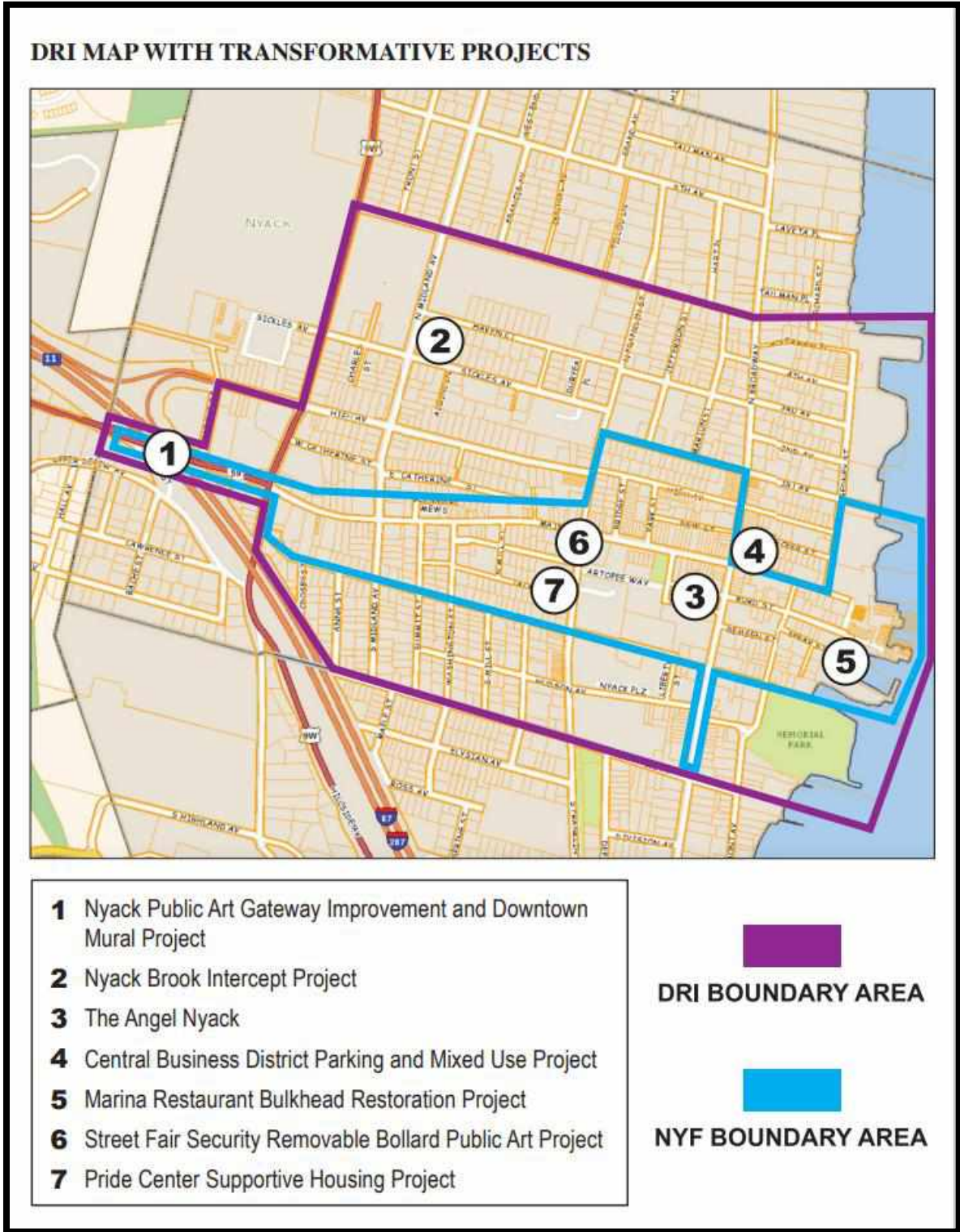
County: Rockland

Applicant Contacts: Dr. Don Hammond, Mayor: dhammond@nyack-ny.gov,
Andy Stewart, Village Administrator: administrator@nyack-ny.gov

The Nyack Promise: Nyack has a vision for our vibrant downtown that flows from the historic and strategic place our Village has always held in the region. We are the gateway to the Hudson Valley, bordered on our south by the magnificent Mario M. Cuomo Bridge serving as a conduit from the Hudson River to the rest of Rockland County and beyond. Nyack's founders established this Village on the banks of the mighty and ever-changing Hudson with a focus on economic expansion, opportunities, many driven by the Hudson itself, with room for entrepreneurs in search of social mobility. We count among our early residents' renowned writers, artists, ship captains and freed slaves who became millionaires. We built boats and shoes and welcomed ferries full of laborers and visitors. Our less than a mile square Village has always bustled with excitement and innovation and the proud eclectic traditions that have defined Nyack in the past continue today with our commitment to available and affordable housing and residents who are engaged in making Nyack a viable exciting place to live, work and play. We are a place where no child is ignored, the arts flourish, our waterfront continues to grow and become more vibrant, our small businesses are honored and we take care of each other. Continuing to reinforce these principles is the inspiration for our vision of Nyack and the concepts expressed in this proposal for revitalizing our village.



2. GEOGRAPHICAL AREA AND JUSTIFICATION: Nyack’s Historic Downtown is compact and packed!



Nyack is on a hill overlooking the Hudson River, accessed via NYS Rte 9W, NYS Rte 59 and the NYS Thruway with its new Shared Use Path in South Nyack and two vehicle entrances in Nyack. The DRI boundaries capture all of the Downtown, its primary gateway intersections to the North, South and West, and its waterfront area. The NYF boundary is narrower, capturing the commercial corridor running from the Rte 59/Thruway overpass gateway to the River, and some densely built side streets, and Broadway from the village line on the south to the end of the commercial zone on the North. The NYF excludes the two most expensive public projects, the Nyack Brook Intercept and the Central Business District Parking and Mixed Use Project. These boundaries reflect the economic development focus of this initiative by including most local businesses and high-density housing, both public and private, and public amenities (waterfront park).

In regional context, Nyack's location at the west end of the Mario M. Cuomo Bridge makes the village a regional gateway, both for people heading north to the Catskills and people entering the metro area from afar. Nyack stands out among Rockland and Westchester communities for its unique blend of small town urbanism and proximity to both outdoor open space to the northwest, NYS to the south, and suburban automobile depending shopping meccas to the west (Palisades Center and Nanuet Mall). These factors, combined with the village's local charms, mean the village plays an outsized role as a regional cultural and economic hub. Revitalization of Nyack, therefore, benefits the overall economic profile of the region.

Nyack is a regional attraction due to its location and unique geographical, architectural and social characteristics, including:

- Scenic beauty as a Hudson River historic waterfront community, nestled beneath the majestic Hook Mtn with clear view of Mario M. Cuomo Bridge
- Compact, walkable downtown with easy access to waterfront amenities
- Waterfront featuring park facilities, two public piers, marina, restaurant and boat club, all within a 5 minute walk of Broadway.
- Regional proximity to NYC, Megamalls and the Catskills, with easy transit access via Hudson Link bus to Metronorth rail line.
- Diversity of racial, economic and cultural demographics
- Strong mix of subsidized, middle income and luxury housing in downtown
- Historic 19th Century Victoria architecture well preserved
- Montefiore Nyack Hospital = largest employer
- Rockland Community College Culinary Arts Center and BOCES Career Center
- Recent sidewalk and tree planting projects increased walkability and calmed traffic
- Nyack Library, Nyack Center, YMCA, Pride Center, ARC of Rockland and other nonprofits and churches form a solid social infrastructure, along with Volunteer Fire Departments.
- Farmers Market every Thursday on Main Street year around
- Hudson River waterfront park and marina, as well as Nyack Boat Club provide river access
- Strong tradition of boutique arts, crafts and antiques dealers dating to the 1970s
- Active nightlife of restaurants, bars, brewery, music and theater

- Active sidewalk café culture with heavy cyclist engagement
- Diverse small businesses, both new and longstanding
- Busy calendar of street fairs, parades, outdoor music and other mass-visitor events.

The Village is investing in sidewalks throughout the downtown and connecting up to the Middle School, planting trees and pollinator pathways, spending \$10M on water mains and enhanced water treatment, pursuing an active road paving schedule and implementing various upgrades to the waterfront park, including new pedestrian bridge and connected walkways and picnic tables and ADA accessibility features.

The combination of the above factors indicate Nyack is already attracting a good deal of private investment from businesses, families, nonprofits and others, and that this momentum can be harnessed and catalyzed with the wise use of economic development planning and funding through the DRI process. The projects proposed below, mostly originating in the private sector, target the village's greatest challenges and opportunities for a transformative impact on the local economy and culture.

These nine DRI project proposals originate in an extensive consultative process not only in the last year, but through multiple important planning studies and stakeholder processes related to infrastructure development. From the Comprehensive Plan to the LWRP, to infrastructure assessments and planning studies, the village has worked with stakeholders to develop a clear vision of Nyack's, strengths, weaknesses and opportunities. Nyack is a place where entrepreneurship, activism and civic organizing can and do often coincide and synergize to create transformative projects leading to renewed vitality of the downtown, new jobs, services and experiences. In turn, these projects continue to attract talented people to Nyack, a place that is very easy to fall in love with.

With Nyack's strong sense of place, compactness, incomparable natural, historical and architectural assets and extensive experience in revitalization planning, the Village is well poised to utilize New York State's leadership and catalyst funding support to strengthen Nyack's position as a premier regional destination for distinctive culture, leisure and entertainment, shopping and a premier downtown to live, work and play. NYS support would help Nyack to implement multiple transformative projects and infrastructure investments that will strengthen Nyack's two centers of civic life: its vibrant historic downtown and its beautiful Hudson River waterfront public space, and assist it to achieve its true potential.

3. VISION STATEMENT:

Our vision for Nyack is to renew **The Nyack Promise** and achieve four key pillars:

We believe in viable and affordable housing that is diverse and attainable. New housing options will be available for a wide range of people in every segment of our community. We understand that diversity is complex and maintaining it, even more so. We are proud that in Nyack our diversity includes not only people from different cultures but families from different socioeconomic backgrounds and different world views. We know that this diversity is one of the things that makes our community so beautiful and we are committed to maintaining that. We want

all residents, regardless of income, to be able to live in our downtown, to be able to walk to our waterfront and our business district.

We believe in exceptional educational opportunities for all of our residents. Learning opportunities at every level must be available to provide hope, opportunity and a chance for all to live productive and exciting lives. Our public school system is leading the way creating an equity plan that will develop students who are prepared for school and work in a changing world. Rockland Community College is currently training students to enter careers in the region's growing hospitality industry and is exploring other opportunities to provide practical focused education.

We believe that continuing to honor artists, musicians, and writers is essential to our revitalization. As the proud home to a number of art organizations including the Edward Hopper House, Elmwood Playhouse, and to art and musical events throughout the year, we want to enhance our Village as a destination for cultural tourism.

We believe that tourism is a key part to the economic life of the Village and to the entire Hudson Valley. We want to firmly connect the waterfront with the downtown so that when tourists visit they have a wide range of wonderful options. Nyack is a very popular destination in Rockland County, but there is room for enhancing and growing tourism. We want people to take advantage of our excellent restaurants, picturesque shops and galleries. We want them to come back often by boat, bus, car, bicycle, and, hopefully, ferry.

Our vision for Nyack's future is informed by our residents' needs, our business's needs, our desire for more people to know and love our community the way we do, but also by our extensive planning process, engaged and committed partners and a belief in the possibility of accomplishing the Nyack Promise. Investment in infrastructure coupled with the creation of many more public spaces and enhanced connections to our historic downtown and to our riverfront are critical elements of our plan. Investments in these areas will position Nyack to increase tourism, grow the regional economic impact to be developed by our partnerships with key educational institutions and create regional opportunities for business engagement. This is a unique opportunity for New York State to invest in the opportunities that Nyack's revitalization offers to the future of the Hudson Valley.

4. PAST INVESTMENT-FUTURE POTENTIAL:

The Village takes every opportunity to preserve and enhance its downtown area, from convening stakeholders to plan wisely for future development, to supporting local business expansion to investing in critical infrastructure. The Villages planning efforts are detailed below.

Infrastructure- The Village is currently implementing, or has recently completed, capital improvement projects with federal, state and local funding of more than \$16.3 million, with matching funding from the Village totaling approximately \$4.2 million, and has extensive experience in identifying and working with qualified planning firms for these and related projects. These projects foster a better climate for private investment in the downtown, and include:

- LED streetlight conversion

- Main Street sidewalks and traffic calming bump outs within the last 5-10 years
- Broadway sidewalk and traffic calming bump outs project currently under way from Cedar Hill Ave to First Ave (TAP funding from DOT), with traffic calming, crosswalks and trees.
- With **Safe Routes to School** funding the Village is upgrading sidewalks on the Depew Ave hillside neighborhood close to Nyack Middle School.
- CDBG funds are paying for new sidewalks on Depew Ave in front of Head Start and Burd St by Broadway.
- Village adopted an app- and credit card based parking administration and enforcement system with appropriate signage.
- Hundreds of street trees planted.
- Hudson Transit Link bus shelters installed for bus rapid transit across the Mario Cuomo Bridge.
- The Village operates a water treatment and distribution system and is in the midst of a \$10M project to replace aging water lines and valves and meet the challenge of emergent contaminants such as PFOS.
- Waterfront improvements include:
 - Pedestrian bridge linking Memorial Park to marina and parking and future restaurant site at marina.
 - Lighted walkway through the marina connecting to future waterfront development and linear park north of Main Street.
 - Skatepark, fishing/bridge observation pier, splashpad, gzebo renovations,
 - Added kayak storage racks by boat ramp.
 - New ADA pathways, gate system and rubber play surface (planned)
- The DOT also installed new traffic lights and timing system in Nyack's downtown as part of the Link expediting the flow of traffic from the Mario M. Cuomo Bridge through the Village, eliminating bottlenecks and tie-ups that inhibit visitors and residents from coming into the downtown. This coordinated traffic light system was important to the Village's revitalization planning, and the Village expedited the review and approval process for this crucial infrastructure improvement. Nyack was the first municipality in the Lower Hudson Valley Transit Link system to move to implementation.
- NYS DOT instituted the Hudson Link Rapid Transit system connecting Nyack to Tarrytown and installed stations on Route 59/Main Street. Zoning changes recommended by the Comprehensive Plan encourage the development of transit-orient development in close proximity to the new Hudson Link Rapid Transit stations on Route 59.
- Thruway Authority completed its shared use path ending in South Nyack, adding thousands of cyclists to Nyack's already vibrant cycling/café weekend culture.

Non-profit investment: The Village has been instrumental in facilitating projects with the private sector and the non-profit/academic sectors in a number of ways to revitalize Nyack **by promoting Education, training, supportive and clinical services.** A flagship project has been the development, at the corner of Main Street and Broadway, of the Rockland Community College Hospitality and Culinary Arts Teaching Center, a 15,000 sq. foot, \$3.5 million investment providing a state-of-the-industry venue for education and workforce development and other food and beverage initiatives supporting growth in this Mid-Hudson Valley priority sector. Also, the Village and school district supported the development of the Montefiore Nyack Hospital's 24,250 square-foot remodeled ER and its new Medical Village and five story parking garage, which has

created 300 new permanent jobs in addition to its 1,650 current employees. Lastly, the Rockland PRIDE Center's acquisition and ongoing rehabilitation of a long vacant building with a substantial grant from NY State and donations from across the county, including Rosie O'Donnell, has fortified the Village's longstanding tradition of hosting the largest Gay Pride event in the region outside of NYC and promoting an inclusive and vibrant local culture.

Commercial and residential development: Chase Bank built a new 3,500 sq. foot bank on a long-vacant corner property in the Gateway, greatly improving the overall look of the area. New housing projects total about 400 units in recent years, including the 168 unit project at the former Pavion cosmetics site, with a commercial overlay, 33 affordable units at the Nyack Point by the Rockland Housing Action Coalition, and various projects along upper Main Street. The Village's inclusionary zoning policy requires 10% of new units be set aside for affordable rents, and there are now 22 units in this program. A new supermarket will open in the downtown in mid-October, finally bringing the former Riverspace theater, flooded in 2011, back to life.

5. RECENT AND IMPENDING JOB GROWTH

With the public and private development projects underway or in the approval process, permanent job growth in Nyack in the immediate future will be substantial with significant regional impact, as will planned growth over the next five to ten years. In 2019 alone, commercial and residential projects created approximately 600 permanent jobs. The TIME Nyack Hotel employs 200 people, and it is estimated that RCC Hospitality and Culinary Arts Center employs approximately 25 faculty and staff and has an initial enrollment of 75 students, and, with the "bounceback" after the pandemic, RCC expects that to double within the next year increasing to 200 students, with a concomitant increase in staff. Nyack Hospital's recently opened expanded ER and new Medical Village created 30 direct jobs. These residential, commercial and institutional facilities have also generated 1,000+ direct and induced jobs in construction and related trades.

Public and private/nonprofit development currently in planning, construction or in approval in the DRI area have and will create more than 1,500 construction jobs - direct and induced- over the period 2022-2025 (NYS DOT estimate of 24 jobs direct and induced created per \$1 million of construction). These projects include: Nyack Hospital's new "green" parking structure currently in construction; the ADA-compliant sidewalk systems and streetscape amenities the Village is constructing; the amenities constructed on the Village's waterfront; the Bus Rapid Transit (BRT) Hudson Link at the thruway interchange cost an estimated \$2 million with road/lane improvements; and the 271 residential units in the development pipeline moving to the approval stage. Once completed these projects will bring approximately 400 new permanent direct jobs, and 1200 indirect and induced jobs.

Future job creation in the Village and regionally will result from implementation of the transformative projects sited in the DRI Area, along with recent planning efforts by private developers. The Village's three DRI infrastructure projects would create approximately 300 construction jobs and 900 direct and induced jobs, and the PRIDE Center housing and services centers and the Angel Nyack project would create approximately 150 construction jobs, 450 indirect and induced, and 100 permanent jobs once construction is complete. The new residential and retail units in the Village's mixed-used Central Business District Parking Structure would create approximately 50 permanent jobs.

6. QUALITY OF LIFE:

Nyack has the energy and diversity of a small city and the intimacy of a small country town. Our historic downtown is home to an ethnically, economically and culturally diverse population. Nyack's high concentration of subsidized housing ensures a stable working class population amidst a steadily more expensive housing market driven by proximity to NYC. Nyack has a strong place-based identity, due to its historic architecture, amazing geographical location on the banks of the Hudson River, in the shadow of the majestic Hook Mtn and with clear views of the stunning Mario M. Cuomo Bridge and its nightly lightshow. The village has a vibrant cultural "scene" dominated by an annual series of street fairs and parades that welcome thousands of visitors each year to Nyack's charms. The village is green, walkable, close to NYC, and offers an abundance of nightlife and cultural entertainment. Its strong civic and volunteer sector provides an easy and accessible on-ramp for new residents to get involved and connect their talents and passions to making Nyack and even better place to live, work and play. Eminently walkable, Nyack's downtown is within a short walk of the Hudson River shoreline and the Village's incomparable shoreline park, Memorial Park, making the village a regional attraction for its scenic beauty, dining, shopping and entertainment.

Nyack's compact, historic downtown with its mix of 19th-century mixed-use buildings with street-level retail/commercial spaces, Victorian homes, town houses and several small apartment complexes contribute greatly to the Village's strong image and sense of place and attract visitors from throughout the region. Included in this mix are two senior housing complexes, two subsidized housing complexes, the recently-opened, 33-unit Nyack Point subsidized veterans complex, which includes eight units of special needs housing, the Nyack Community Center, the Head Start Center, the Village's senior citizens center, the YMCA and the PRIDE Center. Also in the downtown and within short walks of each other on ADA-compliant sidewalks, there are a pharmacy, a small grocery store, three banks, the Nyack Library (a Carnegie building), Village Hall, a bookstore, a bakery, several coffee shops, a cheese shop, a dozen restaurants, a bike shop, several professional offices, including a doctor's office, assorted retail stores and on Thursdays a year-round Green/Farmers Market. Entertainment, services and shopping are easily accessible, even for the elderly and persons with disabilities. The major thoroughfares-Broadway and Main Street- are served by local bus lines and the new Hudson Link with modern bus shelters.

Nyack's scenic, cultural and historic assets and its diverse community are the assets upon which the Village is implementing extensive revitalization projects and programs and will build for the future. In addition to our capital assets, the Village hosts a strong and growing artistic community, offering community-wide art shows, exhibits at Hopper House and small galleries, musical events at various venues, including free concerts in Memorial Park, which attract hundreds of visitors throughout the year, and the newly renovated Elmwood Playhouse in the center of downtown. The Elmwood, a community theatre, has offered award-winning productions since 1948.

7. SUPPORTIVE LOCAL POLICIES:

In recent years, the Village of Nyack has developed a clear sense of the village's needs and opportunities through an extensive community dialogue informed by considerable thoughtful and technically detailed planning work. This work involved:

- Updating the Comprehensive Plan: Work on the Comprehensive Plan focused on developing plans, projects and policies, including zoning and building codes, to foster sustainable, green development, which includes transit-oriented development, a walkable Nyack that maintains the economically, culturally and ethnically diverse character of the village, protects and enhances its scenic and historic assets, while attracting residential and commercial development that will make Nyack home to the workforce of the future and a regional tourist destination. Studies addressed key issues for the revitalization of the village, such as a bus rapid-transit hub and a transportation improvement district, local trolley and shuttle options, and alternatives for bikes and pedestrian access. Planned transit options will offer pedestrian-accessible, affordable transportation for job seekers and the employed who lack cars to be connected to skilled jobs in New York City and the region, as well provide alternatives to automobile use for all residents and visitors. The updated 2018 Comprehensive Plan created guidelines for an integrated, sustainable planning framework fostering green development, smart land use and growth principles and a “walkable Nyack”.
- Updating the LWRP: This revision aligned NYS DOS coastal policies with recent, and planned public-private sector development, local and regional economic, social and physical changes, including the new Mario M. Cuomo Bridge, developing proactive resiliency measures to combat the type of devastation brought about by Sandy and Irene and addressing the reality of climate change and sea level rise. The LWRP developed a Project Priority Matrix of 14 projects for the short and medium term to protect and enhance the waterfront, while making it more accessible, with the Nyack Brook Improvements the #1 priority to protect the downtown and waterfront.
- Infrastructure assessments and feasibility and design studies for mixed-use development of the municipal parking lot behind Village Hall and the new Rockland Community College Hospitality and Culinary Arts Center with retail and residential components
- A new Bicycle/Pedestrian Master Plan with the neighboring river communities of South Nyack, Upper Nyack and the Nyack School District.
- Several iterations of the DRI application stakeholder process have deepened collective understanding of the villages strengths, weaknesses and opportunities.
- In 2009, the Village prohibited residential uses on the ground floor of buildings in the core business district, requiring active uses to maintain the attractive, mixed-use character of the downtown.
- The village was one of the first places in the region to adopt inclusionary zoning policy for affordable housing in new multifamily developments and is in the process of updating this local law.
- The Village resolved to allow cannabis dispensaries and will shortly adopt local law to regulate their location.
- The Village recently obtained NYS authorization to levy a hotel bed tax. The revenues from both cannabis retail and bed tax will be used to foster a more attractive and successful downtown and local economy.
- The Village funds a summer food program for low-income children, the summer camp at Nyack Center, the senior center.
- The Village partially funds and provides street closures and logistical support for a busy annual calendar of street fairs and parades attracting thousands of visitors to the downtown.

- The Village works closely with the Chamber, ACADA and the Business Council and Visit Nyack to support tourism promotion and downtown management practices fostering a good business growth climate.
- The Village has formed and supports a range of volunteer committees helping to ensure high quality of life, from land use boards to parks commission, water commission, sustainability committee, and tree committee.
- The Village supports a highly skilled professional staff, including a professional planner, and code enforcement with a focus on sensible, customer-oriented services protecting quality of life, safety and cost effectiveness, and protecting property values.

Specific to NYS decarbonization goals, the Village:

- Became a Climate Smart Community in 2013, the first to achieve certification in Rockland County under the direction of the Village’s Sustainability Coordinator, who is charged with keeping the Village focused on improving environmental quality in Nyack and working towards the goal of balancing equity, economy and environment in all decision-making;
- Adopted a Complete Streets Policy in December 2018;
- Created the Street Tree Committee in 2013 to inventory Village trees and develop tree planting programs, and then planting hundreds of new street trees.
- Completed the Sustainable Nyack Action Plan in 2015. The Action Plan was produced to guide on-going action by the Nyack Sustainability Committee made up of the Village’s Sustainability Coordinator, elected officials, Village staff and members of the community. The Plan outlines goals, targets, and actions related to energy, recycling and waste, landscape and water, and communication and outreach.
- Adopted the NY Stretch Energy Code
- Converted all streetlights to LEDs
- Adopted the Community Choice Aggregated renewable energy procurement for village residents
- Installed of EV charging stations, and budgeted for purchase of an EV for the Fire Inspector.
- Joined a shared services agreement to cooperatively contract for recyclables pickup.
- Food waste composting program in cooperation with the Town of Orangetown
- Planning to include low carbon concrete in next sidewalk project.

As a responsible government with diverse communities, the Village of Nyack is supportive of and in compliance with all laws and policies relating to equal opportunity and nondiscrimination, and takes every opportunity to adopt policies and practices that advance quality of life and decarbonization goals.

The Village is currently implementing, or has recently completed, capital improvement projects with federal, state and local funding of more than \$16.3 million, with matching funding from the Village totaling approximately \$4.2 million, and has extensive experience in identifying and working with qualified planning firms for these and related projects.

8. PUBLIC SUPPORT

The development of its vision for a sustainable, equitable, diverse Nyack and the planning and implementation processes to realize this vision resulted from a long history of community

involvement with the plans and programs undertaken or sponsored by Village government. Committees, boards, task forces of the Village consisting of Village staff, officials and many volunteers representing a broad range of stakeholders have worked continuously since the 1980's to realize this vision, and update it in light of new and compelling issues, such as climate change. A key part of this work has been involving the general public from the initial stages through community-wide surveys, public workshops/charettes on the work of preparing the updates to the Comprehensive Plan and LWRP that invite public input, and regular reporting on a newly revamped Village website on the progress of these projects and related planning and zoning updates/amendments.

For the DRI visioning process, the Village has formed a racially diverse DRI Planning Committee with a range of stakeholders representing business and property owners, heads of nonprofits, the faith community, the nonprofit marketing firm-Visit Nyack- the majority of whom are Nyack residents who are actively engaged in civic life. The Committee called for project proposals, hosted two public meetings, announced via social media, and met individually with project developers to achieve a shared view of opportunities to transform and revitalize the downtown area (see Appendix for event PR). The Committee will continue to solicit public input in the early stages of the project, and, once an award has been made, the Village will establish a Steering Committee for the planning and development of implementation strategies, which will be facilitated by the Village Administrator with guidance from the Village Planner. The DRI committee is diverse and representative:

- Paul Adler, Rand Commercial
- Terry Clarke, Black Parakeetz
- Kim Cross, Nyack Center
- Mark Davidoff, RCC Hospitality and Culinary Arts Center
- Philip Donnelly, Interim CEO, YMCA
- Elliott Forrest, www.ArtsRock.org
- Bill Helmer, Developer/Property Owner
- Thomas Schneck, www.VisitNyack.org
- Rev. Carl Washington, III; Pilgrim Baptist Church
- Maria Luisa Wittingham, Maria Luisa Boutique

For this application, the Planning Committee identified potential transformative projects could become “shovel ready” with additional technical assistance and financial assistance, and identified potential projects that may need more planning to actualize.

9. TRANSFORMATIVE PROJECT OPPORTUNITIES:

Despite its many virtues, the Village faces serious challenges that the proposed projects aim to remedy. Recurrent heavy rains symptomatic of climate change have caused extensive damage to stormwater systems, businesses and private homes. Flooding of Nyack Brook left the largest retail property on Main Street vacant for ten years and continues to inhibit new development in the

downtown. The site of the former River Club marina restaurant remains vacant and requires extensive bulkhead repair before this amazing waterfront investment opportunity can move ahead. Extensive religious real estate remains underutilized due to aging of congregations. The Village has experienced loss of businesses, vacant retail spaces, and a rise in unemployment with the onset of the pandemic. Small businesses often lack the resources to invest in their facades and capital equipment to take advantage of growth opportunities. Lack of parking options, and inadequate wayfinding signage, frustrates visitors, residents and small businesses. Affordable housing is increasingly out of reach for middle- and lower income people, especially young people struggling to start families while paying off educational debt. The homeless and hungry are a growing presence on the streets and in parks, slipping through the cracks of social infrastructure. The village’s western gateway, the Thruway underpass, is terribly ugly.



This proposal is not simply a “tweak” on our 2019 application. The DRI proposal includes nine outstanding projects targeting the above described challenges for a total investment of \$40.8M, including about \$28M in private funds and a proposed use of \$11.2M in DRI funds. The NYF area excludes the Nyack Brook Intercept and the Central Business District Parking Structure and Mixed-Use Development, resulting in a total investment of \$29.2M, including a proposed use of \$2.8M in NYF funds. Supporting documentation showing property owner, investor and partner commitment to these projects can be found in the attached Appendix.

Based on industry standards, the Village’s three infrastructure projects would create approximately 300 construction jobs and 900 direct and induced jobs, and the PRIDE Center housing and services centers, the Angel Nyack project and the marina restaurant would create approximately 150 construction jobs, 450 indirect and induced, and 100 permanent jobs once construction is complete. The new residential and retails units in the Village’s mixed-used Central Business District Parking Structure would create approximately 50 permanent jobs.

Map #	Project Name	Applicant	Purpose	Total Cost	DRI Funds
1	Nyack Public Art Gateway Improvement and Downtown Mural Project	Hudson Valley Mural Arts	Transform the Rte 59/Thruway bridge gateway and downtown with public art	\$300,000	\$200,000
2	Nyack Brook Intercept Project	Village of Nyack	Reduce flooding in Nyack Brook	\$3,600,000	\$3,600,000
3	The Angel Nyack	The Angel Nyack	Retrofit historic church for arts, catering and feeding the hungry	\$4,000,000	\$1,000,000

4	Central Business District Parking Structure and Mixed-Use Development	Private Developers AND Village of Nyack	Increase parking inventory, retail space and housing options	\$8,000,000	\$4,800,000
5	Marina Restaurant Bulkhead Restoration Project	Village of Nyack	Create shovel ready marina restaurant site and build a restaurant there	\$3,500,000	\$500,000
6	Street Fair Security Removable Bollard Public Art Project	Village of Nyack	Install decorative removable bollards at key intersections to enhance street fair security	\$50,000	\$50,000
7	Pride Center Supportive Housing and Social Services Project	Pride Center and 149 Burd St	Build affordable and supportive LGBTQ+ friendly housing and support services.	\$21,000,000	\$680,000
NA	Create a Marketing and Branding Strategy with Wayfinding Signage	Village of Nyack	Clarify Nyack's brand, build wayfinding signage	\$150,000	\$150,000
NA	Downtown Revitalization Fund	Village of Nyack	Capital projects grants for local businesses	\$200,000	\$200,000
DRI TOTAL				\$40,800,000	\$11,180,000
NYF TOTAL				\$29,200,000	\$2,780,000

1. Nyack Public Art Gateway Improvement and Downtown Mural Project

Location: Rte 59/Thruway overpass, Nyack, NY 10960; additional properties in downtown area

Description: The Project will install a series of public artworks throughout Downtown Nyack through a locally administered selection process involving long-time arts organizations in the village. The joint venture includes Gateway Transformation, the use of murals, lighting, landscaping and signage to transform the Rte 59/Thruway overpass from a poorly lit, foreboding entrance to the village into a public art experience designed to evoke the core values of this historic Hudson River community. Hudson Valley Mural Arts is the project leader with fiscal sponsorship from the Rockland Community Foundation and support from a wide range of experienced artists and local arts organizations. Several property owners in the downtown have already agreed to donate exterior building walls for murals and more are expected to join the project as funding allows. Design will take place through a community outreach process to create

artworks representative of Nyack’s social diversity and unique history. This project supports the development of Nyack as a tourist destination and center of cultural arts on the Hudson River. Project includes proposed website and virtual map of Nyack and nearby public art installations.

Partners: The Hudson Valley Mural Arts Project will lead the project, the Rockland Community Foundation will provide project administration and fiscal oversight, and the Arts Council of Rockland (ACOR), Hopper House and other local arts organizations and artists will be involved in the process. NYS Dept of Transportation and Thruway Authority have permitting authority with regard to the overpass. Village of Nyack currently maintains the lights under the bridge.

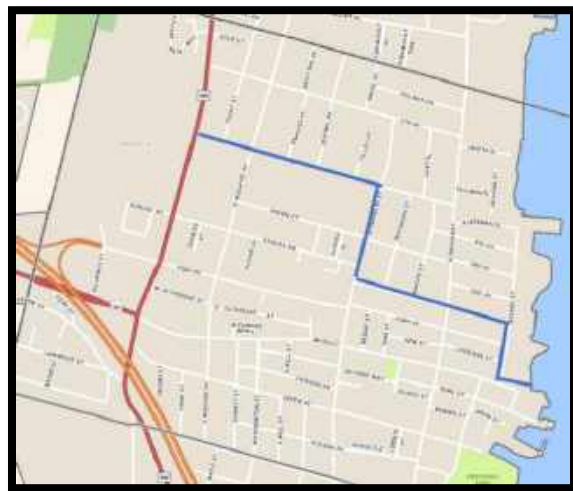
Total investment: \$300,000 **DRI Funding:** \$200,000 **Timeframe for Completion:** 6 months



2. Nyack Brook Intercept Project

Location: North Midland Ave to Hudson River

Description: This project reduces flooding of the downtown area by diverting stormwater runoff from Nyack Brook towards a more direct route to the Hudson River. Flooding of Nyack Brook is a major impediment to economic development. The brook runs from the Rte 59/Thruway area above the village, underneath many private properties along Main St and then cuts south to enter the Hudson River at Memorial Park, collecting stormwater runoff from multiple lateral connections along the way. Seven retail shops on the lower level of 121 Main St, the village’s largest retail building, and site of a new supermarket on the upper level, were closed for a decade due to catastrophic flooding in 2011. An opportunity exists to divert runoff from the northern part of the village away from



Nyack Brook and directly to the Hudson River by expanding and upgrading the piped stormwater conveyance system. This project would reduce flood risk and enable a more certain future for investment in properties in the downtown area.

Partners: Brooker Engineering; contractors

Total Investment: \$3.6M **DRI Funding:** \$3.6M for drainage improvement **Timeframe for Completion:** Construction in 2024

3. The Angel Nyack Project

Location: 18 S Broadway, Nyack, NY 10960

Description: The Angel Nyack will be a nonprofit arts and event space within a beautiful, historical converted church located in the heart of Nyack. It is also the home of Soup Angels, which provides meals and groceries to anyone in need two days a week. As a full reflection of the Nyack community and the guiding spirit of Soup Angels, everything that takes place at The Angel Nyack – from musical performances and weddings to classes and culinary pop-ups – will be wonderfully diverse, made with love, creative to the core, and welcoming to all. Since the church’s congregation could no longer keep pace with the needs of a 17,000 square foot building, a group of citizens stepped in to provide a loan to purchase the building and make the investments needed to make it financially sustainable and useable for the entire community on into the future.



This project supports the development of Nyack as a wedding destination, cultural amenity and diverse community that provides for its most vulnerable population, the homeless.

Partners: The Angel Nyack (nonprofit developer), ArtsRock (nonprofit events, booking and ticketing), Soup Angels (feeding the homeless), ARC Rockland (nonprofit tenant with services for people with intellectual and other developmental disabilities), Music For Life (nonprofit music program for at-risk youth).

Total investment: \$4M **DRI Funding:** \$1M for HVAC, lighting, roof, interior improvements. **Timeframe for Completion:** 6 months

4. Central Business District Parking Structure and Mixed-Use Development.

Location: 70 Main St, Nyack, NY 10960

Description: The Village will partner with TZ Vista, the owners of the adjacent buildings and parking lot at 70 Main St, directly behind Village Hall (9 N. Broadway), to build a 160 space municipal parking garage, 3000 square feet of retail storefronts and 10-12 studio and one bedroom apartments, and a solar canopy on the parking lot. Detailed conceptual plans for the project were created in 2018 and have a great deal of local support. The public parking garage will support local business development, including the Rockland Community College Culinary Arts Institute, the main tenant of the adjacent building owned by TZ Vista, as well as both downtown and waterfront amenities. The line of 3-4 retail shops on Main Street will enhance the tax base and walkability of this block as it a key link between Broadway and the waterfront, with its marina, apartments, and parks. The design will include rooftop solar panels and possible roof top place of assembly.

Several development options are under consideration - turnkey with the developer and Village ownership, private ownership and Village control of some of the spaces. The Village will need further analysis that the DRI planning team will be able to provide.



Partners: Village of Nyack, TZ Vista owners.

Total Investment: \$6.8M (160 parking spaces x \$30,000/space = \$4,800,000; 5000 sq ft retail x \$400/sq ft = \$2,000,000)

DRI Funding: \$4,800,000 for parking garage **Timeframe for Completion:** Construction in 2024

5. Marina Restaurant Bulkhead Restoration Project

Location: 11 Burd St, Nyack, NY 10960

Description: Owned by the Village and offering sweeping views of the Hudson River and Mario M. Cuomo Bridge, this site of the former 5000 square foot Nyack River Club restaurant (closed following Superstorm Sandy) is immediately adjacent to the 45 slip village marina, boat launch, ample parking and pedestrian walkway and bridge connecting the site to Nyack Memorial Park. A new restaurant aligns well with the village's LWRP and creating amenities that support Hudson River access, jobs and tourism, especially via recreational boating. The



Village is interested in both a restaurant and possible private management of the marina slips, including adding transient slips to boost tourism. The current bulkhead, installed following Superstorm Sandy, is falling down, and an estimated \$500,000 is needed to build a permanent bulkhead to stabilize this site for construction. In tandem with the restaurant development, Nyack Boat Charter operates luxury boating adventures from the marina and the village provides kayak storage for an active network of paddlers with guidance from the Nyack Parks Commission.

Lindblad Expeditions, a National Geographic ecotourism business, operates a 65 passenger ship that anchors off the marina several times per year.

Partners: The Village has prepared a Request for Proposals for restaurant investors. The Village will work with commercial real estate brokers to market the site to



restaurant investors who may also be interested in managing the marina slip rentals.

Total investment: \$3,500,000 (5000 sq ft restaurant X \$600/sq ft + \$500,000 for bulkhead replacement). **DRI Funding:** \$500,000 for bulkhead replacement. **Timeframe for Completion:** Bulkhead in 2024; Restaurant in 2025.

6. Street Fair Security Removable Bollard Public Art Project

Locations: S. Broadway at Cedar Hill Ave; North Broadway at High Ave; Main St and Broadway; Main Street and Franklin St.

Description: In partnership with local artists, removable bollards across roadways will enable Nyack’s popular street fairs to grow safely as major tourist attractions in the face of new standards for event security while creating “Instagram-ready” photo-ops for people arriving at street fairs. Nyack hosts about a dozen major street closure events per year. Nyack’s status as a tourism destination and boutique marketplace is in large part attributable to the very popular street fairs organized by the Chamber of Commerce and ACADA, the Arts, Crafts, & Antique Dealer's Association of Nyack, formed in 1972. These events involve hundreds of vendors and thousands of visitors. Nyack also hosts the largest Halloween parade outside of NYC in the region. Pride Sunday in Nyack dates to 1998 and has grown into a major street fair event called Pride Promenade, featuring music, drag costumes, Dykes on Bikes and LGBTQ+ advocacy and events. Following vehicle-into-crowd terrorist incidents at similar events elsewhere, security standards now include blocking access routes with garbage trucks and other DPW vehicles that are unsightly, a hindrance to pedestrian passage and ADA accessibility, and costly to staff. Removable bollards are the most cost effective and ADA compliant method of blocking streets. Adding artworks to the bollards transforms this security measure into a cultural attraction itself.

Partners: Hudson Valley Mural Arts, local arts organizations, ACADA, the Chamber of Commerce, NAACP, Pride Center, Fire Department, and other groups coordinating street closure events.

Total investment: \$50,000 **DRI Funding:** \$50,000 **Timeframe for Completion:** 4 months

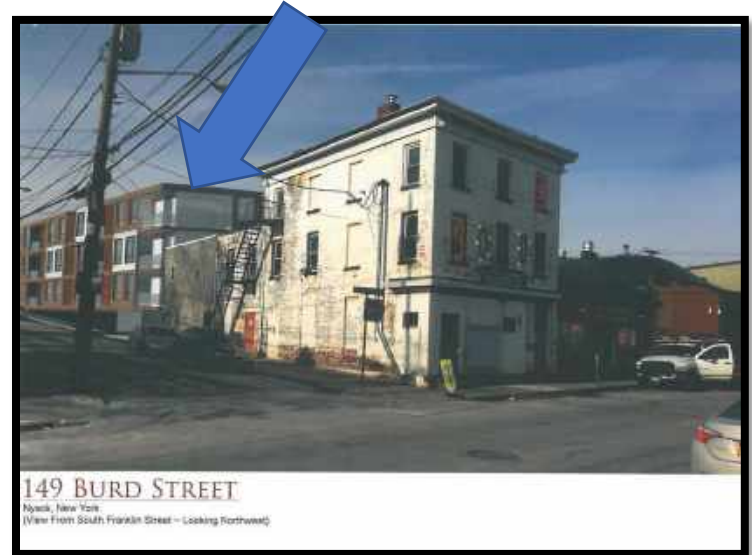


7.

8. Pride Center Supportive Housing and Social and Medical Services Project

Location: 28 S. Franklin St and 149 Burd St, Nyack, NY 10960

Description: The Pride Center currently offers a wide range of support groups and related services to the LGBTQ+ community from its building at 28 S. Franklin St, and has ambitious plans to further improve this building. The proposed Affordable Housing and Medical Services project will involve a partnership with the owners of a vacant warehouse at 149 Burd St to build a mixed use affordable and supported housing project immediately behind and connected to the Pride Center. The building will include medical and mental health service providers on the first floor, with a partial underground garage and apartments above.



The 149 Burd St housing project was approved by the Nyack Planning Board in 2018 for 51 apartments, rooftop solar and other features, but never built. DRI funds are needed to adapt the apartment building architectural design to incorporate spaces for medical and mental health services through partnerships with Montefiore Nyack Hospital and other agencies, and to complete the retrofitting of the Pride Center's existing building to meet its programming needs and link to 149 Burd St. The intent is to develop a mixture of housing options that includes affordable and supportive housing tailored to meet the needs of the LGBTQ+ community, while inclusive of all. This community is over-represented in both the homeless youth population and the cultural creative population contributing so much to Nyack's revitalization. A partnership with Rockland Community College Culinary Arts program and BOCES Career Center in Nyack will provide job-training opportunities and a possible small café operation. The Pride Center has a successful record of raising private and public funds for its projects and is currently renovating 28 S. Franklin St.

The Pride Center, founded in 2016 in a historically Black social club building and with an innovative partnership with the NAACP, is the only LGBTQ+ bricks and mortar organization in the region, and continues to organize the longest running Gay Pride annual event in the region. The Center's support groups, community events, drop-in space, partnership with Montefiore Nyack Hospital at the Jacobs Family Pride Wellness Center, and survival services for homeless and vulnerable people have quickly established the Pride Center as an important institution for Nyack and Rockland County's diverse population. LGBTQ+ people are over-represented among homeless youth, but also in the artistic and creative community working to make Nyack a welcoming and successful place.

Partners: 149 Burd St owner Isaac Deutsch, Rockland Community College’s Culinary Arts Program; BOCES Career Center; Jacobs Family Pride Wellness Center at Nyack Montefiore Hospital, mental health service providers.

Total Investment: \$21M **DRI Funding:** \$680,000 (\$500,000 for build out of Pride Center program space and \$180,000 for architectural and legal services to adapt the 149 Burd St plan to this new partnership). **Timeframe for Completion:** 149 Burd St housing project 10 months planning, construction in 2024; Pride Center. 28 S Franklin St buildout 2023-24.

9. Create a Marketing and Branding Strategy with Wayfinding Signage

Location: DRI area, NYC and internet

Project Description: Visit Nyack is an energized local marketing effort that has included a tagline “Nyack: Art and Soul on the Hudson,” website with local events, promotion of special events, placement of billboards in NYC and other destination marketing efforts. Despite the success of this effort, the village struggles to project its identity to prospective visitors and to make wayfinding within the village and among its amenities as seamless as possible. To this end, and modelled after Peekskill and other DRI communities, this project would create a three-part strategy to establish a brand that illustrates Nyack’s identity, attracts new residents and businesses to Nyack, and increases tourism and downtown visitors to support existing businesses, leveraging the outstanding efforts of the Visit Nyack organization. Downtown Nyack has a wealth of assets including the arts, history, and entertainment. However, there is a lack of visual markers that identify Nyack as a unique community in the region, and signage to guide residents and visitors through Nyack’s downtown center, to public parking lots and to waterfront amenities. The three parts of this strategy are as follows: 1. Establish Nyack’s Brand 2. Develop a Marketing Strategy 3. Create Wayfinding Design and Signage Strategy. In order to be successful, the comprehensive branding, marketing, and wayfinding signage strategy would need to include all parts of the Nyack community, which includes women- and minority-owned businesses, and businesses owned by and serving Nyack’s Latino, African American and LGBTQ+ community. This project would be implemented by first creating a Request for Proposals (RFP) to contract with an experienced branding and marketing firm.



Partners: Visit Nyack, Nyack Chamber of Commerce, ACADA, Nyack Business Council.

Total Investment: \$150,000 **DRI Funding:** \$150,000 **Timeframe for Completion:** 2024

10. Downtown Revitalization Fund

Location: Downtown business area

Description: The fund will be used to provide the community with an additional opportunity to apply for funds to support capital projects that will further enhance the vitality of Downtown Nyack. Eligible activities include facade improvements, small business creation and expansion, disconnecting roof drains from sewer lines, solar and other energy efficiency measures, fixed asset acquisition or improvement (kitchens, HVAC), public art and adaptation to social distancing guidelines. The focus of the Downtown Revitalization Fund is on capital projects that will create a physical and visible impact to buildings and businesses within Downtown Nyack. The fund would be available to owners of existing small businesses, owners starting new businesses, and owners of buildings that include commercial spaces. The fund would be targeted at Main Street between Franklin St and the Thruway overpass, due to the aging facades in this corridor and its importance as a gateway to the Village.

Partners: Chamber of Commerce, Nyack Business Council, ACADA, Rockland County Small Business Development Center,

Total Investment: \$200,000 **DRI Funding:** \$200,000 **Timeframe for Completion:** 2024

APPENDICES – LETTERS OF SUPPORT AND RELATED DOCUMENTATION

- Nyack Public Art Gateway Improvement and Downtown Mural Project
 - Hudson Valley Mural Arts Letter of Intent
 - Hudson Valley Mural Arts Presentation Deck
 - Rockland Community Foundation Fiscal Sponsorship letter
 - Rockland Community Foundation Fiscal Sponsorship Agreement
- Nyack Brook Intercept
 - Project cost estimate
- The Angel Nyack
 - The Angel Nyack Letter of Intent
 - First Reform Church congregation letter of support
 - Soup Angels letter of support
 - Arts Rock letter of support
 - Lucy Redzeposki letter of support
- Central Business District Parking Structure and Mixed-Use Development
 - TZ Vista letter of intent
 - Aerial and Street level renderings
- Pride Center Supportive Housing and Social Services Project
 - Pride Center letter of intent
 - Isaac Deutsch letter of intent
 - 149 Burd St color renderings
 - 149 Burd St Planning Board approval
 - 149 Burd St design narrative
- Letters of Support
 - ACADA
 - Assemblyman Lawler
 - Nyack Chamber of Commerce
 - Orangetown Supervisor Kenny
 - Senator Reichlin-Melnick
 - Visit Nyack
- DRI Committee Meeting PR



HUDSON VALLEY MURAL ARTS

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West Nyack NY 10994
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amfilesnyc@gmail.com
www.alicemizrachi.com
@am_nyc
@hudsonvalleymuralart

September 19, 2022

Hudson Valley Mural Arts
917-553-8830

To whom it may concern;

Hudson Valley Mural Arts is a project-based program developed by Karon Shovers, Debbie Reich, and Alice Mizrachi. We are local Nyack residents interested in developing a mural arts program in the Hudson Valley of New York starting with Nyack.

We are dedicated to educating young artists in creating and executing murals as a public art initiative. Public Art cultivates inclusivity, accessibility, collaboration, and community building. We seek to create an enriching program for future generations of artists.

Our program overview includes an educational component with local Nyack youth including the history of art in Nyack, concept development, design review with partners/ sponsors, video/ photo documentation, mural execution, and an unveiling ceremony celebrating the participants and project completion.

Our core values include leadership and consistency. Leadership values are important because they help us determine how we want to achieve our goals and what type of leader we want to be. Our core leadership values play an important role in guiding others to make a positive difference in their own lives and to contribute to a larger good. We believe that our consistent advocacy for art created with and for our community will develop creative thinkers and leaders of tomorrow. Research shows that exposure to the Arts can help teens develop useful skills and abilities that are valued by community leaders and employers, such as collaboration, problem-solving, resilience, and critical thinking.


Hudson Valley Mural Arts intends to be included in the Nyack DRI funding package as a private applicant and fiscal sponsorship from Rockland Community Foundation. With this support, we plan to create a mural at the Nyack underpass, Soulflyte on S. Broadway, and an additional location within the Nyack neighborhood.

Looking to the future, Hudson Valley Mural Arts' vision would include creating a "visual map", connecting multiple jurisdictions of public art in Nyack (such as the Edward Hopper House Museum, Carson McClullers' home, Pretty Penny, the River Hook Sculpture Garden, Nyack's art galleries, music venues, etc.) with murals starting from the Thruway underpass and that direct cyclist, walkers and drivers to other public and private art destinations.

Sincerely,



Karon Shovers
Debbie Reich
Alice Mizrachi



2022

HUDSON VALLEY

MURAL ARTS

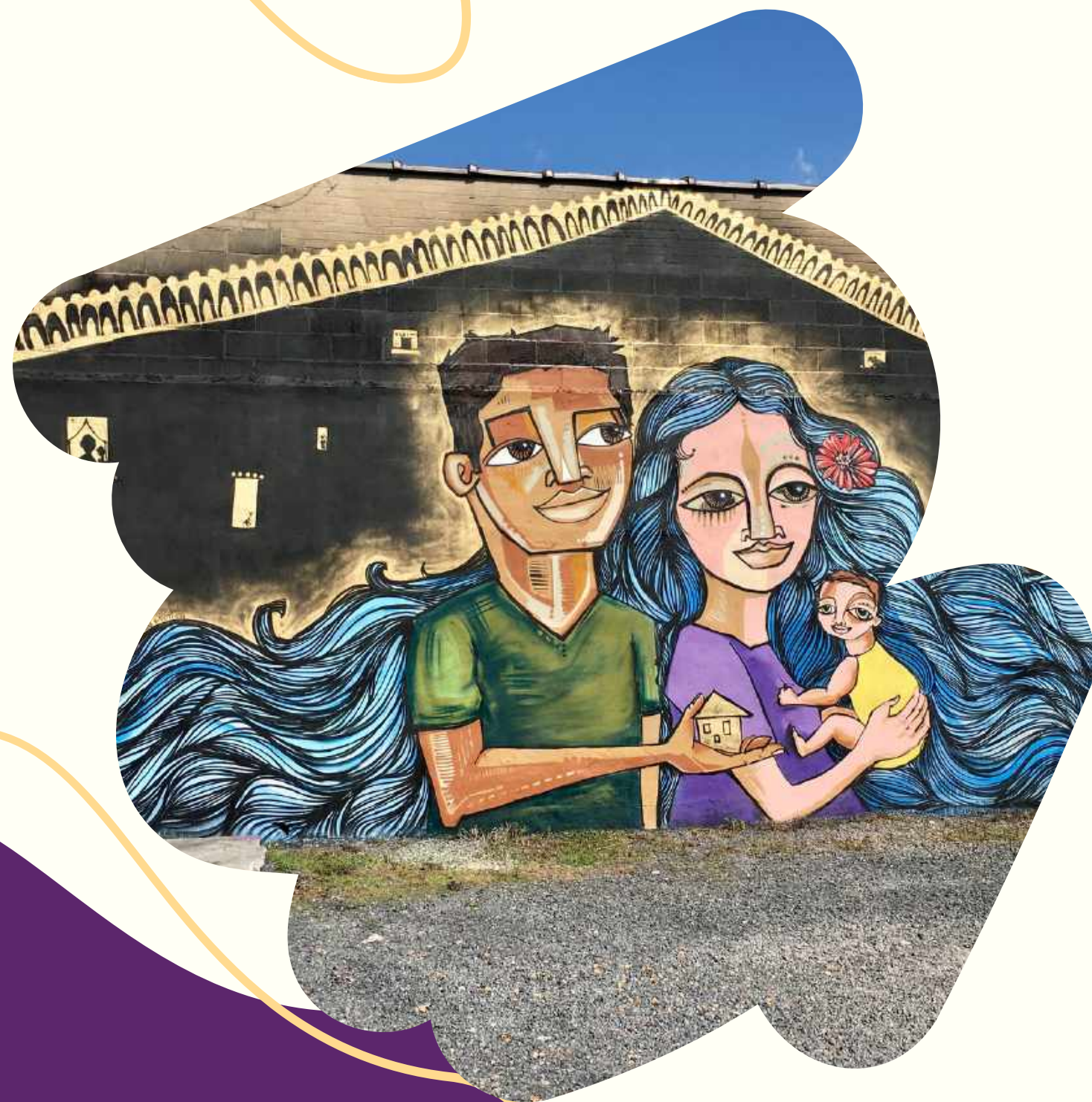
PRESENTATION



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1. INTRO
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4. PROGRAM OVERVIEW
5. TIMELINE
6. POTENTIAL SPONSORS
7. FUNDRAISING
8. OUR VALUES
9. OUR TEAM
10. CONTACT US





ABOUT US

Hudson Valley Mural Arts is a project-based program developed by Karon Shovers, Debbie Reich, and Alice Mizrachi. We are local residents interested in developing a mural arts program in the Hudson Valley of New York.



MISSION

Hudson Valley Mural Arts is dedicated to educating young artists in the creation and execution of murals as a public art initiative.

VISION

Public Art cultivates inclusivity, accessibility, collaboration, and community building. We seek to create an enriching program for future generations of artists.

PROGRAM OVERVIEW



Session 1: Introduction

- Introductions/ Program scope/ Art kits
- House rules/ Logistics of space
- History of Muralism
- Art activity

Session 2: Concept Development

- Ice breaker activity
- Brainstorm/ concept development
- Sketch/ share
- Local Business Engagement

Session 3: Finalize Sketch

- Review sketches and ideas
- Finalize collaborative sketch

Session 4: Complete Color Design

- Color theory
- Finalize design
- Prep for mural painting

Session 5: On-site mural Day 1

- Mural painting
- Multimedia artist component

Session 6: On-site mural Day 2

- Mural painting
- Multimedia artist documentation/ drone

Session 7: On-site mural Day 3

- Mural painting

Session 8: Wrap up

- Mural review/ reflections

TIMELINE

2022

YEAR 1

Spring
Fall

2023

YEAR 2

Spring
Summer
Fall

POTENTIAL SPONSORS

FISCAL SPONSOR

- Rockland Community Foundation

EDUCATION PARTNER

- The Edward Hopper House Museum
- RCC
- Nyack High School

COMMUNITY SPONSOR

- The Arts Council of Rockland
- Rockland Center for the Arts
- Society of the Arts
- Arts Westchester

MEDIA SPONSOR

- Channel 12
- Nyack News & Views

CORPORATE SPONSOR

- Hotel Nyack
- Orange & Rockland

PRIVATE SPONSOR

FUNDRAISING

FUNDING WISHLIST

- Donors Choose- Materials sponsor
- Materials for the Arts- Materials sponsor
- Arts Westchester Grant- \$2500 pending
- The Puffin Foundation Grant-\$2500 pending
- Go Fund Me Campaign- \$10,000
- Private Donors- \$5,000
- Orange & Rockland
- Hotel Nyack-Wall sponsor
- Old World Market- Wall sponsor
- Main Essentials- Wall sponsor
- Soul Flyte- Wall sponsor

ANNUAL BUDGET

- Muralist- \$5,000- \$10,000 TBD per wall size
- Executive Producer- \$1000
- Administration- \$1000
- Mural Artist Assistant- \$1000
- Scissor Lift/ Scaffolding- \$1000
- Materials - \$500
- Multimedia Documentation- \$500

TOTAL BUDGET PER PROJECT- \$10- \$15k

LEADERSHIP

Leadership values are important because they help us determine how we want to achieve our goals and what type of leader we want to be. Our core leadership values play an important role in guiding others to make a positive difference in their own lives and to contribute to a larger good.

CONSISTENCY

We believe that our consistent advocacy for art created with and for our community will create creative thinkers and leaders of tomorrow.

Research shows that exposure to the Arts can help teens develop useful skills and abilities that are valued by community leaders and employers, such as collaboration, problem-solving, resilience and critical thinking.



OUR

VALUES

BENEFITS IN JOINING US

- Young artists engaged to develop leadership skills
- Plug and play Arts Education programming
- Community Engagement/ Business Development
- Developing the Visual Landscape of the Hudson Valley
- Enrichment and impact for our future generation
- Exposure to arts and culture in the Hudson Valley
- The first of many murals that will launch a walking and/or biking tour of art and murals in Nyack and Rockland County
- Social media publicity opportunity



PAST MURALS



Art Basel- Graffiti Gardens



University of Northern Colorado



St. Nicks Alliance x Bedstuy Restoration



Atlantic City Arts Foundation



La MaMa Theatre x UN Women



Albright Knox Museum

OUR TEAM



KARON SHOVERS

Founder/ Development



DEBBIE REICH

Founder/ Marketing



ALICE MIZRACHI

Founder/ Lead Artist



JUDE MONET

Mural Arts Assistant

CONTACT US

HUDSON VALLEY MURAL ARTS

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DEBBIE- DEBRGO@GMAIL.COM

ALICE- AMFILESNYC@GMAIL.COM





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Brosnan LLP RCF Legal Counsel

Julie Sadowski
RCF Executive Director

9/20/22

To whom it may concern,

Rockland Community Foundation is pleased to present this letter of support as a fiscal sponsor for Hudson Valley Mural Arts.

Please feel free to contact me for any further information regarding our sponsorship.

The cornerstone of the Rockland Community Foundation is to seek and stimulate permanent endowment building and to help ensure that today's and tomorrow's charitable needs in Rockland are met. Our focus is to raise the public consciousness of charitable giving in the County, to the benefit of all non-profits in Rockland, and to develop and increase Rockland's overall capacity to raise private, corporate, public and foundation funds. Around the country Community Foundations are an integral part of a thriving philanthropic environment.

Sincerely,

Julie Sadowski
Executive Director

P.O. Box 323 New City, NY 10956 845.947.2868 info@rocklandgives.org www.rocklandgives.org

The Rockland Community Foundation is a registered tax-exempt 501 (c) (3) nonprofit organization. For IRS tax filing purposes our EIN # is 76-0729108. A copy of our latest annual report may be obtained, upon request, from the organization or from the Office of the Attorney General, Charities Bureau, 120 Broadway, New York, NY 10271.



Fiscal Sponsorship Agreement HVMA

On September 20, 2022, the Rockland Community Foundation (Foundation) decided that financial support of the project described in the cover letter accompanying this Agreement will further the Foundation's tax-exempt purposes. Therefore, the Foundation has created a restricted fund designated for such project and has decided to grant all amounts that it may deposit to that fund, less an administrative charge of 5% of the total grant. as set forth below, to Society of the Arts. (Grantee).

1. Grantee shall provide the Foundation with its governing documents, a completed and filed IRS Form SS-4 or other documentation satisfactory to the Foundation, showing Grantee's separate existence as an organization.
2. Grantee shall use the grant solely for the project described in the accompanying cover letter and solely in accordance with the approved project budget. Grantee shall repay to the Foundation any portion of the amount granted which is not used for that project. Any changes in the purposes for which grant funds are spent must be approved in writing by the Foundation before implementation. If Grantee breaches this Agreement, or if Grantee's conduct of the project jeopardizes the Foundation's legal or tax status, the Foundation may withhold, withdraw, or demand immediate return of grant funds. Any tangible or intangible property, including copyrights, obtained or created by Grantee as part of this project shall remain the property of Grantee.
3. Grantee may solicit gifts, contributions and grants to the Foundation, earmarked for the Foundation's restricted fund for this project. Grantee's choice of funding sources to be approached and the text of Grantee's fundraising and marketing materials are subject to the Foundation's prior written approval. All grant agreements, pledges, or other commitments with funding sources to support this project via the Foundation's restricted fund shall be executed by the Foundation. The cost of any reports or other compliance measures required by such funding sources shall be borne by Grantee.
4. The Foundation will assess administrative and investment management fees against this Fund in accordance with the Foundation's published fee schedule, as amended from time to time. The Foundation may also assess the fund to cover any unusual expenses incurred in connection with the administration of the Fund.
5. Nothing in this Agreement shall constitute the naming of Grantee as an agent or legal representative of the Foundation for any purpose whatsoever except as specifically and to the extent set forth herein. This Agreement shall not be deemed to create any relationship of agency, partnership, or joint venture between the parties hereto, and Grantee shall make no such representation to anyone.
6. Grantee shall submit a full and complete report to the Foundation as of the end of Grantee's annual accounting period within which any portion of this grant is received or spent. The initial report shall be submitted by Grantee no later than December 31, 2021, and subsequent reports, if any, shall be due on the anniversary date of the initial report. The report shall describe the charitable programs conducted by the Grantee with the

aid of this grant and the expenditures made with grant funds, and shall report on the Grantee's compliance with the terms of this grant.

7. This grant is not to be used in any attempt to influence legislation within the meaning of Internal Revenue Code (IRC) Section 501(c)(3). No agreement, oral or written, to that effect has been made between the Foundation and Grantee.

8. Grantee shall not use any portion of the funds granted to participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office, to induce or encourage violations of law or public policy, to cause any private inurement or improper private benefit to occur, nor to take any other action inconsistent with IRC Section 501(c)(3).

9. Grantee shall notify the Foundation immediately of any change in (a) Grantee's legal or tax status, and (b) Grantee's executive or key staff responsible for achieving the grant purposes.

10. The Fund created to support this project is a component fund of the Foundation and its assets are assets of the Foundation. The Fund is subject to the Foundation's governing instruments including the Foundation's power to modify any restriction or condition on the distribution of funds for any specified charitable purposes or to specified charitable purposes or to specified organizations if in the sole judgment of the governing body (without the necessity of the approval of any participating trustee, custodian, or agent), such restriction or condition becomes, in effect, unnecessary, incapable of fulfillment, or inconsistent with the charitable needs of the community or area served.

11. Grantee shall allow the Foundation to review and approve the content of any proposed publicity concerning the sponsored project prior to its release and recognize the Foundation in all publicity materials related to the funded project or program, as specified in the grant notification letter.

12. Grantee shall allow the Foundation to include information about this grant in the Foundation's periodic public reports, newsletter, news releases, social media postings, and on the Foundation's website. This includes the amount and purpose of financial support provided to the project, any photographs provided to the Foundation, any logo or trademark belonging to the project, and other information and materials about the project.

13. Grantee hereby irrevocably and unconditionally agrees, to the fullest extent permitted by law, to defend, indemnify and hold harmless the Foundation, its officers, directors, trustees, employees and agents, from and against any and all claims, liabilities, losses and expenses (including reasonable attorneys' fees) directly, indirectly, wholly or partially arising from or in connection with any act or omission of Grantee, its employees or agents, in applying for or accepting the grant, in expending or applying the funds furnished pursuant to the grant or in carrying out the program or project to be funded or financed by the grant, except to the extent that such claims, liabilities, losses or expenses arise from or in connection with any act or omission of the Foundation, its officers, directors, trustees, employees or agents.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of NY applicable to agreements made and to be performed entirely within such State.

16. This Agreement shall supersede any prior oral or written understandings or communications between the parties and constitutes the entire agreement of the parties with respect to the subject matter hereof. This Agreement may not be amended or modified, except in a writing signed by both parties hereto.

IN WITNESS WHEREOF, the parties have executed this Grant Agreement effective on the 27th day of September 2021.



_____, Rockland Community Foundation

By: Dated: September 21, 2022



Grantee

By: Dated: September 21, 2022

BROOKER ENGINEERING, PLLC
 74 Lafayette Avenue, Suite 501
 Suffern, NY 10901
 (845) 357-4411

Date 9/19/2022

NYK0000

BUDGET ESTIMATE SUMMARY

Drainage Improvements -
 VILLAGE OF NYACK

Item No.		Unit	Quantity	Unit Price	Total Price
1	Mobilization	LS	1	\$75,000.00	\$ 75,000.00
2	Sawcut pavement	LF	10300	\$ 3.00	\$ 30,900.00
3	Excavation and disposal	CY	5800	\$ 40.00	\$ 232,000.00
4	15 inch HDPE, 3/4 inch stone	LF	1250	\$ 175.00	\$ 218,750.00
5	18 inch HDPE, 3/4 inch stone	LF	1800	\$ 200.00	\$ 360,000.00
6	24 inch HDPE, 3/4	LF	2500	\$ 225.00	\$ 562,500.00
7	30 inch HDPE	LF	850	\$ 250.00	\$ 212,500.00
8	Modify outfall structure	EA	1	\$ 7,500.00	\$ 7,500.00
9	Trench repairs, full depth pavement	SY	4500	\$ 50.00	\$ 225,000.00
10	Manholes	EA	15	\$ 3,500.00	\$ 52,500.00
11	Catch basins	EA	30	\$ 5,500.00	\$ 165,000.00
12	Modify grate	UNIT	20	\$ 1,500.00	\$ 30,000.00
13	Milling, variable depth	SY	18000	\$ 6.00	\$ 108,000.00
14	Paving, 2 inch thick Top Course with Tack	TON	2400	\$ 150.00	\$ 360,000.00
15	Pavement Striping and Markings	LS	1	\$50,000.00	\$ 50,000.00
16	Concrete Curb	LF	3000	\$ 75.00	\$ 225,000.00
17	Concrete apron	SY	275	\$ 225.00	\$ 61,875.00
18	Topsoil seed	SY	1000	\$ 40.00	\$ 40,000.00
19	Restoration of property	LS	1	\$10,000.00	\$ 10,000.00
20	Erosion and Sediment Control	LS	1	\$10,000.00	\$ 10,000.00
21	Maint & Protect of Traffic	LS	1	\$80,000.00	\$ 80,000.00
22	Utility relocations	LS	1	\$50,000.00	\$ 50,000.00
				SUBTOTAL	\$ 3,166,525.00
				Surveying	\$ 63,330.50
				Eng. Design	\$ 316,652.50
				Inspection	\$ 316,652.50
				TOTAL	\$ 3,546,546.00

Letter of Intent – Inclusion in the Village of Nyack’s DRI Application

September 20, 2023

To Whom it May Concern:

The Angel Nyack will convert a beautiful historic brick church in the heart of Nyack into a vibrant community space for feeding the homeless and food insecure; hosting weddings and other celebrations; and showcasing the visual and performing arts.

The building is 17,000 square feet. A new non-profit was set up to purchase the building from the current Dutch Reform congregation and then manage the site. The building is also shared by *Soup Angels*, a group of volunteers who have been feeding the homeless and food insecure since 2002, and *ARC of Rockland*, a nonprofit agency serving people with intellectual and other developmental disabilities. *ArtsRock* and *Music for Life* will also be key partners in The Angel Nyack with program development and ticketing operations.

This project supports the economic revitalization plans of Nyack as a cultural hub and wedding destination, supporting numerous small local businesses. It will directly shore up two key pillars of economic revitalization spelled out in “The Nyack Promise”: *“We believe that continuing to honor artists, musicians, and writers is essential to our revitalization”* and *“We believe that tourism is a key part to the economic life of the Village and to the entire Hudson Valley.”*

Most critically, The Angel Nyack will ensure that the building remains the home of Soup Angels, which provides 440 meals and groceries to anyone in need two days a week – truly vital in this time of rocketing food costs. Soup Angels is a program that has been offering healthy, home-cooked meals to anyone who needs a meal – no questions asked – for over 15 years. Every Monday & Wednesday evening, an army of dedicated volunteers cooks and serves 440+ meals and hands out bags of groceries. As the strains of the current economy take their toll on working families, the elderly, teens, veterans, the disabled and recent immigrants, Soup Angels continues to ramp up its efforts to feed and nourish the greater Nyack community.

The Angel Nyack non-profit (with a board made up of community members) will be the sole owner and responsible for the building. The Church is in the contractual stage of selling the building to The Angel Nyack. This includes a pre-paid lease for 20 years which guarantees that the congregation/Soup Angels can use the space for its cooking, pantry and storage needs. **Please note:** *The Angel Nyack will be a non-denominational space that is no longer a church.*

The Angel Nyack non-profit was provided with a loan provided by my husband and myself in order to purchase the building (\$2,500,000). The church’s congregation has agreed to reinvest a portion up front as part of a 20-year lease and build out for the kitchen, storage and pantry needs of Soup Angels (\$1,200,000). This amount will be used to begin renovations needed to turn it into a multi-use space (remove pews and iconography, add new flooring and lighting, renovate bathrooms).

Since beginning this conversation with the church’s congregation over a year ago, interest rates and construction costs have gone up significantly. To make this project a reality for the community, additional funding to support both capital improvements and marketing/promotion will be critical.

The organization is requesting public support for capital needs that are needed to make it immediately able to generate income with performances and weddings. This is especially true since a portion of the building is currently not air-conditioned and therefore not useable by the community year-round. As the space will be used

for larger gatherings, it will also require enhanced ventilation. With 17,000 square feet, modernizing this space to make it far more energy efficient and resilient on into the future will also have a tremendous impact on the environment.

As such we would like to be included in the DRI and request support for the following:

- Adding energy-efficient HVAC - \$150,000
- Removing pews / adding chairs - \$25,000
- Replacing flooring - \$45,000
- Re-configuring altar - \$150,000
- Paint - \$25,000
- Lighting/sound - \$185,000
- Repairs to bell tower and roof - \$100,000
- Reconfiguring the front garden entry - \$75,000
- Marketing (website/social media campaign) - \$35,000

Timeline: The Angel Nyack is incorporated in the State of New York, its tax-exempt status is pending. Since the end of May, the organization has been conducting due diligence related to the building's purchase. Plans for dissolving the building as a church with the State Supreme Court are in place. If all goes as planned, we hope to begin the renovation in Q1 2023.



Susan Wilmink,
Board President

The Angel Nyack

18 S. Broadway

Nyack, NY 10960

Telephone: (845) 548-0232

Email: hello@angelnnyack.com / wilminksusan@gmail.com

Federal EIN # - 88-2940525

NYS Charities # - Pending

Susan Wilmink, Board President

Leslie Solan, Board Vice President

Thomas Schneck, Treasurer

Kim Adele Rosner, Secretary

The Angel Nyack

Project Overview

The Angel Nyack is a project in development since early 2021. The Angel Nyack will be an arts & event space within a beautiful, historical converted church located in the heart of Nyack. It is also the home of Soup Angels, which provides meals and groceries to anyone in need two days a week.

As a full reflection of the Nyack community and the guiding spirit of Soup Angels, everything that takes place at The Angel Nyack – from musical performances and weddings to classes and culinary pop-ups – will be wonderfully diverse, made with love, creative to the core, and welcoming to all.

Since the church's congregation could no longer keep pace with the needs of a 17,000 square foot building, a group of citizens stepped in to provide a loan to purchase the building and make the investments needed to make it financially sustainable and useable for the entire community on into the future.

The Angel Nyack was incorporated as a non-profit entity in the State of New York in June 2022 and is currently applying for tax exempt status. The contract to purchase the church is in the due diligence stage.

Since this conversation with the church's congregation began over a year ago, interest rates and construction costs have gone up significantly. To make this project a reality for the community, additional funding to support both capital improvements and marketing/promotion will be critical.

Economic Driver 1: Performing Arts

The Angel Nyack will give local individuals, groups and organizations space and support to offer creative, educational and affordable arts programming. This will directly underscore "The Nyack Promise" and specifically address two of its key pillars for economic development:

"We believe that continuing to honor artists, musicians, and writers is essential to our revitalization."

"We believe that tourism is a key part to the economic life of the Village and to the entire Hudson Valley."

Nyack has a rich history in the arts. The Tappan Zee Playhouse (which opened in 1911 as the Broadway Theater) was both a vaudeville house and movie theater with headliners like Edgar Bergen, Gloria Swanson and Helen Hayes. Eventually, this energy was channeled into the Helen Hayes Performing Arts Center and ultimately RiverSpace, which took up shop in an old cinema. Unfortunately, a flood and then years of insurance litigation signaled the end of this several years ago. But there remains a strong desire among residents and neighbors nearby to revive a performing arts space that can offer regular programming in downtown Nyack.

By attracting visitors to the village to its events and arts programming, this project will be an important economic driver that will create jobs both on-site and at local shops and restaurants, all hit hard during the pandemic. Since programming will also be scheduled during the week and during the day, it will also

help enhance foot traffic and parking revenue for the village in off-peak hours.

Economic Driver 2: Weddings

This multi-purpose community space will also be upgraded to make it an excellent choice for weddings and other celebrations. The impact of each “I Do” is significant and a well-documented economic driver.

In *The Knot’s* annual survey, couples spent \$54,000 on average for a Hudson Valley Wedding. Of the total spent, about 44% goes to the venue and food. The rest flows to the many small businesses who provide the entertainment, flowers, hair/makeup, cakes, jewelry, invitations, photography and more. (To get a sense of the full impact, see <https://visitnyack.org/nyack-wedding-resources/>)

Weddings are magnets for drawing out-of-towners to come and enjoy Nyack’s hotels, restaurants, and shops. In addition, local non-profit venues that also regularly leverage their facilities for weddings include the Edward Hopper House, Nyack Center, Rockland County Pride Center, and Marydell Faith and Life Center. And this field continues to get wider, since the general trend is going towards smaller, creative weddings.

Preservation & Modernization: Historical Building

The arts programming and weddings will help fund the preservation of this beautiful, historic building for the community. It is also located in an enormously critical spot right in the heart of the village, with a large footprint that fronts Broadway.

Residents of Dutch Reformed faith began holding private religious services in Nyack around 1830, building their first church on this site in 1836. The original structure was replaced in 1901 by the present Romanesque revival church featuring a landmark bell and clock tower. Architects for the project were the Emery Brothers, who also designed the local YMCA, original library, St. Ann’s Catholic Church, and St. Paul’s United Methodist Church among other prominent Nyack buildings. The brick adorning the building came from neighboring Haverstraw. A massive pipe organ and grand piano are key features for a reason: the space has been regularly filled with the talents of local musicians, many of whom have day jobs on Broadway or with the New York Philharmonic and Metropolitan Opera.

<http://www.nyackreformed.org/>

With 17,000 square feet, modernizing this space will have a tremendous impact on the environment. By upgrading its HVAC and possibly adding electricity generating equipment in the form of a solar array on its large roof, it will make its ongoing costs more sustainable. This is especially true since a portion of the building is currently not air-conditioned and therefore not useable by the community year-round. As the space will be used for larger gatherings, it will also require enhanced ventilation.

Sustaining Critical Social Services: Soup Angels

Most essentially, this plan will help the building remain the home of **Soup Angels**, which provides 440 meals and groceries to anyone in need two days a week – *truly vital in this time of rocketing food costs*.

Soup Angels is a program that has been offering healthy, home-cooked meals to anyone who needs a meal – no questions asked – for over 15 years. Every Monday & Wednesday evening, an army of

dedicated volunteers cook and serves hundreds of meals and hands out bags of groceries. As the strains of the current economy take their toll on working families, the elderly, teens, veterans, the disabled and recent immigrants, Soup Angels continues to ramp up its efforts to feed and nourish the greater Nyack community.

Although Soup Angels is a partner of the Hudson Valley Food Bank, a recent law radically changed the quality and quantity of the grocery items the program is now able to distribute. The “NYS Food Donation and Food Scraps Recycling law” (which went into effect on January 1, 2022), requires that local businesses donate excess edible food – both to support food-insecure individuals and to reduce the amount of waste travelling hundreds of miles to landfills. Because of this law, a large volume of groceries that includes fruits, vegetables, baked goods, dairy and frozen items now reach neighbors struggling to make ends meet. Furthermore, any produce received that is no longer considered edible is sorted out and sent to River Hook, another local non-profit. Here the worms in their vermiculture compost bin take over and magically convert everything into rich soil.

Besides providing Soup Angels with kitchen, dining and storage space, it will also help their steering committee raise funds for purchasing food/supplies and stoke interest with potential volunteers.

<https://www.soupangels.com/soupangels/index.html>

Partners: ARC of Rockland, Music for Life, ArtsRock

ARC of Rockland leases space in the building. Their clients – adults living with disabilities – help with the care of the building and support Soup Angels in their work.

[ARC of Rockland was founded by a small group of dedicated parents in 1954 as the first non-profit organization of its kind in Rockland County. Today, ARC provides supports and services to more than 1,200 children and adults with intellectual and other developmental disabilities. Their mission: “To empower the people we support to make personal choices and realize dreams by providing them with resources to participate fully in community life.” <https://www.arcofrockland.org/>]

Music for Life offers learning through the arts for children navigating learning disabilities and other at-risk youth. They are developing arts/education programming for The Angel Nyack. Specifically, they wish to train young adults in the technical work and business tasks of managing musical performances.

[Music for Life uses the power of music education to support at-risk youth and help them overcome their barriers to becoming self-sufficient adults. Youth cannot succeed if they are denied opportunities because of the circumstances into which they are born. We help them develop the skills, confidence and character necessary to move past the limits of their socioeconomic environment and succeed in life. We are a community-based organization that provides them a positive alternative to the self-destructive behaviors of substance abuse, crime, truancy, and gangs. Our method is to engage their creative potential with a structured music program, taught by caring adults in a safe environment, and then couple that with our mentoring in social skills and music-related careers. <https://musicforlife.org/>]

ArtsRock will be handling the ticketing and booking operation for The Angel Nyack. They will also be staging their own performances and using the space to raise funds.

[The mission of ArtsRock is to provide increased access to professional arts and multi-cultural programs for an underserved, diverse audience, in and around Rockland County. <https://www.artsrock.org/>]

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Jeffrey Friedberg

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Laura Weintraub, Weld Realty

Elliott Forrest, ArtsRock

Jeffrey Friedberg, Music for Life

Betsy Chollet, Betsy Chollet Catering

Jules Miller, The Revelry Cooperative

Architectural Team

Kier Levesque, Architect

Maren Robertson, Architect

Laura Cerpa, Architect

Jonathan Malloy, Architect

[Public Record Design has been advising The Angel Nyack since inception. PRD is a multi-disciplinary design studio working across architecture, art, and the environment. They created the design vision for River Hook / The Hester Haring Cason Preserve in Upper Nyack. Jonathan Malloy, one of the firm's

principals, is a son of Nyack – his mother Sukey Malloy even held concerts and programs for children in the First Reformed Church for many years.]

Project Status & Needed Support

The Angel Nyack was incorporated in New York a few months ago; its tax-exempt status is pending. Since the end of May, we have been conducting due diligence for the purchase. Plans for dissolving the building as a church with the State Supreme Court are in place. If all goes as planned, we hope to close and then begin the transition in Q1 2023.

Since we began this conversation with the church's congregation over a year ago, interest rates and construction costs have gone up significantly. To make this project a reality for the community, additional funding to support both capital improvements and marketing/promotion will be critical.

To make the space immediately able to generate income with performances and weddings, we would like to request support for the following:

Adding energy-efficient HVAC - \$150,000
Removing pews / adding chairs - \$25,000
Replacing flooring - \$45,000
Re-configuring altar - \$150,000
Paint - \$25,000
Lighting/sound - \$185,000
Repairs to bell tower and roof - \$100,000
Reconfiguring the front garden entry - \$75,000
Marketing (website/social media campaign) - \$35,000

How This Might Fit in with Other DRI Projects in Nyack

- Because of its proximity to the former Presidential Life building, it could be a part of a mixed-use development narrative. Parking facilities would also support visitors to The Angel. It could be a good partner for a creative arts business incubator or program from RCC.
- Any development of the seaport and Memorial Park could involve infrastructure to support outdoor wedding ceremonies by the water.

First Reformed Church of Nyack

18 South Broadway
Nyack, NY 10960

September 20, 2022

To Whom This Concerns;

The First Reformed Church of Nyack is looking forward to partnering with The Angel Nyack along with Susan Wilmink and Thomas Schneck as they share a vision for the future of our building as well as for the Village of Nyack.

Our Consistory (Board) is excited about the prospect of sharing usage of the spaces in the building for things we have already been doing. Due to the age of the church and our dwindling congregation, renovating our spaces has become difficult. Our location is perfect for opening our doors to many various events which can help sustain our village. Facing Broadway, one block from Main Street, we have a unique advantage of being front and center.

For many years we have rented space to ARC of Rockland, and we have proudly supported Soup Angels, now feeding about 200 people twice a week with meals and food pantry. ARC of Rockland has assisted Soup Angels in various ways fulfilling a need to learn to be self-sufficient. Due to the ever increasing demands for food, as well as clothing and shelter, we have found that our location is important to those in need.

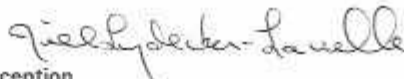
Weddings, music and the arts are very much a part of our history and hopefully our future. Since its incorporation in 1853, the First Reformed Church of Nyack has been a place of worship, as well as a concert hall, a meeting house, and much more. Our consistory considered selling the church and moving out. There were opportunities to sell and demolish the building or retooling it to be condominiums. However, the investment of time and commitment to this new venture which Susan and Thomas brought to us seemed to fit into what we had hoped for. They said they wanted to "give back" to the village and community where their children grew up. They got our attention and our support.

This is a dream for all of us going forward. Improving the structure, which we feel is beautiful; enhancing its features, and sharing it with the whole community is a project which our congregation and consistory would like to happen. We will be able to gather for services in the new space and our tenants will remain in the building as well. We will work together to support and sustain The Angel Nyack, with the assistance from grants we hope can be part of the Downtown Revitalization Project.

Sincerely,

Jill Lydecker- Lavelle, Elder on Consistory
Associate Broker, LYDECKER REALTY

A family member of this church since its inception





Soup Angels,
18 South Broadway Ave.,
P.O Box 565,
Nyack, NY 10960

Sept. 20, 2022

Soup Angels Soup Kitchen and Food Pantry,
% First Reformed Church of Nyack
18 South Broadway Ave.,
P.O. Box 565
Nyack, New York 10960

To Whom It May Concern:

This letter is to enthusiastically support the efforts by The Angel Nyack and Susan Wilpink and Thomas Schneck, purchasers of the First Reformed Church of Nyack to seek assistance in preserving and upgrading the facilities at this church. For 16 years the FRC has given us a wonderful place from which to serve our community. In that time, we have never missed a bi-weekly meal service for our Nyack residents, even during hurricane Sandy and the Covid pandemic. Now The Angel, Nyack aspires to continue to offer us space, and for that we are very grateful.

The Angel Nyack's dedication to this very necessary renovation of the aging church building will allow our soup kitchen to thrive and provide a better quality of service to the indigent and disabled persons, food insecure families and health-challenged members of the Nyack community. Soup Angels prepares for chef-prepared meals and receives thousands of pounds of donations from local grocery stores through TOUCH of Rockland. A recent August 2022 poll of our guests determined that 60% of those receiving our food pantry and "to go" meals live in the Village of Nyack. Many others live nearby in West Nyack and Haverstraw. We serve about 25,000 meals per year from the First Reformed Church of Nyack. Our mission statement is "to provide free, healthy, nutritious meals and food pantry items in an atmosphere of dignity and respect to anyone in need in our community, no questions asked". Soup Angels can only exist because we do not have to pay for rent, utilities and renovations. We function under the auspices of the church. We are deeply grateful for the unflinching support and sponsorship we have received from the congregation of the First Reformed Church.

However, their membership numbers have decreased, yet we still all wish to continue to serve those in need in our community.

Our location is *ideal* for the work that we do (near bus stops and centrally located) but the very old church building needs repairs to allow us to meet current needs and provide for the longevity of the space. Numbers of meals served and food handed out has doubled since 2020. Our 1950's-era kitchen needs upgrading to meet current fire safety standards and to allow us space to serve the up to 250 meals we create each time each time we open our doors. We will receive a United Way grant shortly that we can use for a walk in fridge and freezer, however we lack the means to pay for electrical and plumbing upgrades.

We believe that Soup Angels is vital to the Village of Nyack; we share our mission to other citizens of this Village by:

- providing meals, sandwiches, fresh produce and other donations to school children and their families at the Nyack Center twice weekly throughout the year
- offering bi-weekly meals to shut-in residents of Nyack Senior Housing
- partnering with ARC of Rockland to offer lifeskills development for their clients
- sharing volunteers with Sunday Supper soup kitchen in Nyack and offering extra food pantry items to St. Ann's food pantry and the Nyack Pride Center
- working with Catholic Charities so that our unhoused guests receive a hot meal from us and then are picked up in front of the First Reformed Church of Nyack twice each evening and taken to the Warming Center in Pomona
- partnering with Nyack High School and RiverHook to share compost to instruct students and community members about composting

A grant for updated infrastructure would help greatly in our ability to better serve the Nyack community. Soup Angels joins The Angel, Nyack, the First Reformed Church and ARC of Rockland in asking for your assistance in upgrading our beautiful and significant building as part of the revitalization of downtown Nyack.

Yours truly,

Katherine Rife
Co-Founder of Soup Angels



PO Box 875
Nyack, NY 10960

855-ARTSROCK (278-7762)
www.ArtsRock.org

September 20, 2022

Elliott Forrest
Executive Artistic Director

Dara Falco
Managing Director

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Joe Morley, Secretary

Simon Basner
David Brogno
Jeffrey Doctorow
Elliott Forrest
Rod Greenwood
Patrick Heaphy
James Sarna
Lisa Waterworth

Dear Sir or Madam,

ArtsRock, an award-winning professional performing arts organization, is excited about the prospect of being in a new home in The Angel Nyack. With over 100 shows produced since our founding in 2010, and 1,000's of audience members who have attended our concerts, family shows and Conversations, we are thrilled at the idea of becoming part of a new cultural center in Nyack.

Bringing together community is the heart of the arts. To be able to concentrate our activities in one venue, and to continue to build our brand in the village where we were founded is a benefit to all.

Nyack's blend of family friendly restaurants for our family shows and ample evening choices for food and drink make it an ideal match for our slate of performances. Our audiences regularly spill into the community to multiply the dollars spent, for more than just entertainment.

During the pandemic, ArtsRock moved to an on-line catalogue of original shows. With a robust out-of-county list, we are looking forward to welcoming them to Nyack for an "in person", live, experience.

We fully support the vision of The Angel Nyack and look forward to being part of a new phase of growth for the church, Soup Angels, ArtsRock and the community as a whole.

Sincerely,

A handwritten signature in black ink that reads "Elliott Forrest".

Elliott Forrest, Executive Artistic Director
On behalf of the Staff and Board of ArtsRock

The mission of ArtsRock is to provide increased access to professional arts and multi-cultural programs for an underserved, diverse audience, in and around Rockland County.

ArtsRock is a 501 (C)(3) New York Not For-Profit Corporation.



OFFICE OF ECONOMIC DEVELOPMENT & TOURISM

50 Sanatorium Road
Pomona, New York 10970
Phone: (845) 364-2172

Sept. 21, 2022

Thomas Scaglione
Regional Director, Mid-Hudson
Executive Director, Mid-Hudson Regional Economic Development Center
33 Airport Center Drive, #201
New Windsor, NY 12553

Dear Tom:

I am pleased to express my support The Angel Nyack project that will help revitalize downtown Nyack. This is particularly important for our area, since Nyack is a key tourism gateway for discovering other wonderful parts of Rockland County.

Through its events, weddings and arts programming, The Angel Nyack will be an important economic driver and magnet for visitors. It will help create numerous jobs both on-site and at Rockland's shops and restaurants who will directly benefit from this additional traffic.

Weddings are an important revenue generator for the Hudson Valley, attracting thousands of out-of-towners to come and stay for multiple days. For example, in The Knot's most recent survey, couples spent \$54,000 on average for a Hudson Valley Wedding. They also have a particularly large impact on small businesses who provide the food, entertainment, flowers, hair/makeup, cakes, jewelry, invitations, photography and more. To get a sense of the full impact in Nyack alone, please refer to a directory of resources compiled by Visit Nyack: <https://visitnyack.org/nyack-wedding-resources/>.

Currently, only a small portion of Hudson Valley wedding revenue is spent in Rockland. The vast majority goes to locations further upriver while Rockland's venues are often overlooked. The Angel Nyack will provide a beautiful and unique option for couples that will fortify the region's search engine and social media presence.

Thank you for your consideration.

Sincerely,

Lucy Redzeposki
Director of Economic Development and Tourism



September 21, 2022

Andy Stewart
Village Administrator
Village of Nyack
9 North Broadway
Nyack, New York 10960

Re: Parking Garage at a portion of 69A Lydecker Street, Tax Lot ID 66.38-2-29

Dear Mr. Stewart

In response to your request, and confirming our conversation, TZ Vista, LLC will be happy to work with the Village of Nyack with regard to the potential development of a 2 or 3 story parking garage on the above-referenced property.

We propose that a public-private partnership be established between TZ Vista, LLC and either the Village of Nyack or another authority needed to develop and manage the garage. We will want to retain at least the same number of parking spaces (49) that we now have on the property for the benefit of our tenants.

We believe that the development of this parking garage, and accompanying commercial spaces, will greatly improve business in downtown Nyack. The additional parking spaces will also assist SUNY Rockland Community College in expanding their hospitality and culinary arts school program.

Very truly yours,
TZ Vista, LLC

Two handwritten signatures in blue ink. The first signature is 'William F. Helmer' and the second is 'Drazen Cackovic'.

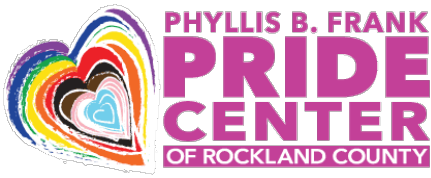
William F. Helmer
Managing Partner

Drazen Cackovic
Managing Partner

27 Route 210, Stony Point, New York 10980
845.942.1330 845.942.1165 fax

Central Business District Parking Structure and Mixed-Use Development





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September 22, 2022

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Amanda Román
Coordinator of Latinx Services

Carlos Román
Health Educator

Re: NYS DRI Award – Nyack application

To whom it may concern:

The Rockland County Pride Center is excited to participate in Nyack's DRI application with a proposed partnership between our Pride Center and our neighbors at 149 Burd St, owners of a vacant warehouse slated for redevelopment as affordable housing. Our joint proposal is for a mixed use development of affordable and supportive housing and medical and mental health services geared towards the needs of the growing and vulnerable LGBTQ+ population we serve. This community is over-represented in both the homeless youth population and the cultural creative population contributing so much to Nyack's revitalization.

Funds are needed to adapt the existing apartment building architecture to incorporate medical and mental health services through partnerships with Montefiore Nyack Hospital and other agencies, and to complete the retrofitting of the Pride Center to meet its programming needs. A partnership with Rockland Community College Culinary Arts program in Nyack will provide job-training opportunities and a possible small café operation. The Pride Center has a successful record of raising private and public funds for its projects and is currently renovating 28 S. Franklin St, where it offers a wide range of support groups and related services to the LGBTQ+ community.

The Pride Center, founded in 2016 in a historically Black social club building and with an innovative partnership with the NAACP, is the only LGBTQ+ bricks and mortar organization in the region, and continues to organize the longest running Gay Pride annual event in the region. The Center's support groups, community events, drop-in space, partnership with Montefiore Nyack Hospital at the Jacobs Family Pride Wellness Center, and survival services for homeless and vulnerable people have quickly established the Pride Center as an important institution for Nyack and Rockland County's diverse population. LGBTQ+ people are over-represented among homeless youth, but also in the artistic and creative community working to make Nyack a welcoming and successful place.

Thank you for consideration of our project.

Sincerely,

Brooke Malloy
Executive Director



Party & Tent Rentals
"The Professional Choice"

9/20/2022

Re: Nyack Downtown Revitalization grant application

Dear members of the mid-Hudson Valley Regional Economic Development Council,

It Gives me great pleasure to write in support of Nyack's application and to commit to participate as a property owner in the planning process.

My property at 149 Burd Street, is located directly behind the Rockland Pride Center, including a small parking lot across the street behind the police substation. I have been using the building as a warehouse for my party equipment rental company, but I am moving most of this business elsewhere. The property has zoning for housing development.

I understand the Pride Center is interested in expanding its programming to include affordable housing, supportive housing, medical and mental health services.

I would be interested in participating in this planning process to identify areas of mutual interest with the Pride Center and the Village and perhaps to structure my property redevelopment plans to support these important community initiatives.

Sincerely

Isaac Deutsch
President



149 BURD STREET
Nyack, New York

**Village of Nyack
OFFICIAL COPY**

VILLAGE OF NYACK
BUILDING
FEB 09 2018
DEPARTMENT
RECEIVED



149 BURD STREET

Nyack, New York



149 BURD STREET

Nyack, New York
(View From South Franklin Street ~ Looking Northwest)



149 BURD STREET

Nyack, New York
(View From South Franklin Street ~ Looking West)



149 BURD STREET

Nyack, New York

(View From South Franklin Street ~ Looking West)

Village of Nyack
OFFICIAL COPY

**APPROVED
RESOLUTION**

**VILLAGE OF NYACK PLANNING BOARD
Adopted May 7, 2018**

**RE: The Vue at Nyack – 149 Burd Street
Resolution of Site Plan Approval**

After due discussion and deliberation, on motion by Mr. _____, seconded by Mr. _____ and carried, the following resolution was adopted:

WHEREAS, on September 28, 2017, a site plan application was submitted to the Planning Board of the Village of Nyack (“Planning Board”) by The Vue at Nyack, LLC (“the “Applicant”), (all references to which shall include and be binding upon the Applicant’s successors and/or assigns), to demolish an existing warehouse and construct a three story apartment building on a 28,969 sf property. The initial application was for 64 units which were later reduced to 51 units. The Project consists of 27 efficiency units, 18 one-bedroom units and 6 two-bedroom units. A total of 5 affordable units are being provided as part of the 51 unit development. There will be 56 parking spaces provided with 35 spaces located in a lower level garage underneath the building. An additional 21 spaces will be provided on a separate 7,029 sf parking lot directly opposite the building on Jackson Avenue. The proposed building is located between Burd Street and Jackson Avenue approximately 85-95’ to the west of South Franklin Avenue.

The project will have a net reduction in overall impervious surface from 28,179 sf to 19,432 sf for a total reduction of 8,747 sf or approximately 31 percent. The Project will include the installation of 1,042 sf of porous pavement, constituting almost 46% of the total paved area of 2,266 sf. The applicant has submitted a stormwater management plan which has been reviewed by the Village Consulting Engineer. The proposed plan consists of a new building with a smaller footprint and less impervious area and reduction in runoff. The Stormwater Management system will include the installation of a 2000 gallon rainwater harvesting and irrigation tank in the proposed courtyard with connection to an onsite drainage system. In addition to rain water harvesting, the Project includes other sustainability methods including solar panels on the roof, 30% + permeable surfaces in uncovered parking areas, drives and walkways and the exceeding of the NYS energy code by more than 10 percent.

The Project has been redesigned to realign the entrance/egress to the underground garage with the driveway access to the Jackson Avenue parking

lot. The driveway to the underground garage is recommended to be widened from 20' to 24'. The underground garage circulation has been changed allowing a more intuitive counter clockwise circulation pattern.

The Project consists of 35, 998 sf or 0.8264 acres and identified on the tax maps of the Town of Orangetown as Section 66.37, Block 2, Lots 25, 45.1 and 45.1; and

WHEREAS, the Applicant is located at 149 Burd Street ("Property"), within the DMU – 2 (Downtown Mixed Use - 2 Zoning District); and

WHEREAS, after due notice to all involved and interested agencies, the Planning Board declared its intent to be Lead Agency for this unlisted action under SEQRA on January 8, 2018 and accepted a Short Form Environmental Assessment Form (EAF) prepared by the Applicant with a view towards identifying the relevant potential environmental impacts that could result from the approval and development of the project, and assumed Lead Agency on February 5, 2018 to consider the proposed action's environmental impacts; and

WHEREAS, a duly advertised public hearing was opened on the Application by the Planning Board on October 18, 2017 and continued on November 6, 2017, December 4, 2017, January 8, 2018, February 5, 2018, March 5, 2018, April 9, 2018 and closed on May 7, 2018, at which time all those wishing to be heard were given the opportunity to be heard; and

WHEREAS, the Planning Board has carefully considered all public comment, and reviewed, inter alia, the following documentation submitted by the Applicant, interested and involved agencies, and comments from the Village Planner, Building Inspector, Village Engineer and Traffic consultant retained by the Village:

Drawings

The following engineering and stormwater plans were prepared by Sparaco & Youngblood, PLLC dated August 21, 2017 and last revised April 24, 2018 unless otherwise noted and are part of the approved plans:

- Drawing 1 of 6 "*Planimetric Plan for 149 Burd Street*"
- Drawing 2 of 6 "*Grading, Utility & Erosion Control Plan for 149 Burd Street*"
- Drawing 3 of 6 "*Planting & Lighting Plan for 149 Burd Street*"

- Drawing 4 of 6 “ *Existing Conditions for 149 Burd Street* ”
- Drawing 5 of 6 “ *Details for 149 Burd Street* ”
- Drawing 6 of 6 “ *Details for 149 Burd Street* ”

The following architectural plans were prepared by Coppola Associates, Architects dated October 3, 2017 and last revised January 19, 2018 unless otherwise noted. The exterior elevations were developed by Adele Schachner Architecture & Interiors. The Landscaping Plan was prepared by Yost Design, Landscape and Architecture dated May 4, 2018 and are part of the approved plans for this application.

- A-1 - “ *Building Elevation, The Vue at Nyack* ”
- A-2 - “ *Building Elevation, The Vue at Nyack* ”
- A1- “ *Garage Plan, The Vue at Nyack* ”
- A2 - “ *Building Plan, The Vue at Nyack* ”
- ID-201.00 “ *Elevations, 149 Burd Street* ” prepared by Adele Schachner dated October 10, 2018 and last revised January 13, 2018
- Sheet 1 of 2 “ *Planting Plan, 149 Burd Street* ” prepared by Yost Design dated May 4, 2018
- Sheet 2 of 2 “ *Details Sheet, 149 Burd Street* ” prepared by Yost Design dated May 4, 2018

Environmental Forms

- *Coastal Assessment Form* (“CAF”) dated 4/30/18.
- *Short-Form Environmental Assessment Form – Part 1* (“EAF”) dated 8/14/17.
- *Short-Form Environmental Assessment Form – Parts 2 and 3* prepared by the Village Planner for the Lead Agency, the Village of Nyack Planning Board dated 4/25/18.

Reports/Memorandums

- Maser Consulting P.A. *Traffic Impact Study, 149 Burd Street, Nyack, N.Y., December 21, 2017.*
- Michael Galante, EVP, *Traffic Review – Proposed Residential Development, 149 Burd Street, Nyack, N.Y., Frederick P. Clark & Associates, Inc., February 1, 2018.*
- Michael Galante, EVP, *Third Traffic and Site Plan Review – Proposed Residential Development, 149 Burd Street, March 1, 2016.*

- Michael Galante, EVP, *Follow Up Review of Response to Traffic Comments, Frederick P. Clark & Associates, Inc., April 5, 2018.*
- Robert Galvin, AICP, Nyack Village Planner, *Site Plan Review, The Vue at Nyack, 149 Burd Street, March 3, 2018.*
- Robert Galvin, AICP, Nyack Village Planner, *Updated Site Plan Review, The Vue at Nyack, 149 Burd Street, April 6, 2018.*
- Eve Mancuso, PE, *Memorandum: Site Plan Review, 149 Burd Street, January 25, 2018, Brooker Engineering, PLLC.*
- A. J. Coppola, R.A., *Narrative on Sustainability Amenities, The Vue at Nyack, 149 Burd Street, Coppola Associates, January 23, 2018.*
- A.J. Coppola, R.A. *Response to Eve Mancuso, The Vue at Nyack, 149 Burd Street, Coppola Associates, January 31, 2018.*
- A.J. Coppola, R.A. *Revised Design Narrative for Proposed 51 Unit Development on Burd Street & Jackson Avenue, Coppola Associates, October 4, 2017 and revised November 2, 2017.*
- Sparaco & Youngblood, PLLC. *Stormwater Pollution Prevention Plan (SWPPP), Project: 149 Burd Street, January 22, 2018.*
- Robert Galvin, AICP, Village Planner, Nyack, *Memorandum to the Village of Nyack Planning Board: LWRP Consistency Recommendation for The Vue at Nyack, 149 Burd Street, May 1, 2018..*

WHEREAS, on February 21, 2018, the Village of Nyack Architectural Review Board approved the Project; and

WHEREAS, on or about May 7, 2018, having found that it was in possession of all documentation reasonably necessary to determine the environmental impact of the project, and having reviewed Parts I, II, III of the EAF, as well as various supplemental material listed above, the Planning Board adopted a Negative Declaration under SEQRA, determining that there were no adverse environmental impacts associated with the development proposal that could not be mitigated; and

WHEREAS, the Planning Board after having reviewed the Coastal Assessment Form and supplemental memo from the Village Planner dated May 1, 2018 determined on May 7, 2018 that the Project is consistent with the policies of the Village's Local Waterfront Revitalization Program ("LWRP") pursuant to Chapter 342 of the Village Code; and

WHEREAS, the Planning Board is familiar with the Property and all aspects of the proposed action and has been satisfied that the proposed site plan will conform to the requirements of the Village Code:

NOW, THEREFORE, BE IT RESOLVED that the Site Plan application submitted by The Vue at Nyack, LLC to construct a 3-story, multi-family apartment building consisting of 51 units with parking at ground level underneath the building at the premises known as 149 Burd Street and an accessory parking lot located on Jackson Avenue opposite the site as reflected on the set of approved plans listed above is hereby granted, subject to the following conditions:

1. The Applicant shall obtain all required state, county and local permits and approvals.
2. The Applicant shall pay all outstanding consultant review fees in connection with Planning Board review of this application prior to the issuance of a building permit.
3. Prior to the issuance of a building permit, a *Stormwater Management Agreement* for the stormwater management facilities related to the development of The Vue at Nyack at 149 Burd Street, in form satisfactory to the Village Engineer and Village counsel, shall be fully executed and submitted to the Building Department with proof that the Agreement has been submitted for recording in the Rockland County Clerk's Office.
4. Prior to the issuance of any certificate of occupancy, the Applicant shall install a 26' fire lane for aerial fire access along Jackson Avenue from the garage entrance to the western end of the building as depicted on Sheet 1 *Planimetric Plan* revised April 24, 2018. Appropriate fire lane striping and signage will be installed as shown on Sheet 1. This fire lane will require the removal of three on-street parking spaces which will also provide a required 165' Stopping Sight Distance (SSD) along Jackson Avenue.
5. If the Applicant, during the course of construction, encounters such conditions as flood areas, underground water, soft or silty areas, improper drainage, insufficient sized piping or any other unusual circumstances or conditions that were not foreseen in the original planning, he shall report such conditions immediately to the Village Engineer. The developer may submit, if he so desires, his recommendations as to the special treatment to

be given to alternate solutions to secure adequate, permanent and satisfactory construction. The Village Engineer, without unnecessary delay, shall investigate the condition or conditions, and shall either approve the Applicant's recommendations to correct the conditions, order a modification thereof, or issue her own specifications for the correction of the conditions.

6. As described in the approved *Planting Plans* prepared by Yost Design dated May 4, 2018, all landscaping shall be installed in a healthy and vigorous state and shall be inspected at the beginning and end of the growing season within the first year of installation. Individual species that do not survive beyond the first year shall be replaced at the beginning of the next growing season at the owner's expense. Landscaping shall be maintained for the life of the facility."
7. Prior to the issuance of a Building Permit, the sewer design and details shall be reviewed and approved by the Town of Orangetown sewer department and the Town of Orangetown flow fee as determined by the Town's Department of Environmental and Engineering shall be paid to the Town. The Applicant shall provide proof to the Building Inspector that such fee has been paid prior to issuance of a building permit.
8. Residential parking for the Project will not be assigned except for the 7 tandem double loaded spaces located in the Jackson Avenue surface parking lot opposite the proposed building. Six of these paired spaces which shall be reserved for tenants of the six two bedroom units and the remaining pair assigned to management.
9. That the location, size and character of the development, in the context of the grant of Site Plan development plan, will only be in harmony with the appropriate and orderly development of the district, and not be detrimental to the orderly development of adjacent properties, if the development that was applied for is constructed without variation from what was set forth in the drawings referenced in this Planning Board Resolution.
10. Therefore, the Planning Board finds that the grant of this Site Plan Approval is conditioned and contingent upon the Applicant building what was approved in the Site Development Plan as shown on the drawings referenced in this Resolution, and that the approvals granted herein shall lapse if any changes are made to the (i) number of units, or (ii) number of apartments, or (iii) number of kitchens and other amenities within the units as shown on the drawings, or (iv) the nature and scope of the layout and parking facilities included in the approved Site Development Plan. In the event that there is a change to any of the items set forth in this condition, the Site Plan shall lapse

and the Applicant, its successors and/or assigns, shall be required to appear before the Planning Board to renew and discuss the Site Plan application and the changes thereto.

11. The Site Development Plan is specifically granted to the applicant and owner of the premises, “ _____ ”; in the event that there is a transfer or assignment of the ownership of the premises (including but not limited to the sale of a majority interest in the applicant/owner), the Special Permit shall lapse and the new owner, successor, and/or assign shall be required to appear before the Planning Board.

VOTE:

Ayes:
Nays:

PLANNING BOARD
Village of Nyack

Date: May 7, 2018

Peter Klose, Chairman



August 22, 2017

Design Narrative for Proposed 55 Unit Development on Burd Street & Jackson Avenue

Property Description:

- The proposed building location is a lot located on Burd Street through to Jackson Avenue, west of South Franklin Street. It is 28,969 sf and is currently occupied by a 1 story warehouse building (aka Party Rentals), to be removed. The site slopes downhill from west to east.
- A separate proposed parking lot consists of (2) adjacent parcels across Jackson Ave (South) from the building lot. This area of 7,029 sf is currently a paved parking area.
- The property is located in the Village of Nyack's DMU-2 zoning district.

Description of the Proposed Project:

- The project consists of (2) apartment buildings. (1) building will front on each street, with a courtyard area in between.
- The ground floor level is a parking garage below the buildings, with an entrance and exit on Jackson Ave only. This level is not considered a story per the Village Zoning Code. The west side is mostly below grade, and the east side is fully at grade.
- Each building is (3) stories above the ground floor parking level.
- The Burd Street building is approximately 121' x 62' and will contain (25) units.
- The Jackson Ave building is approximately 151' x 62' and will contain (30) units.
- The unit mix includes the following:
 - (34) Studio units- each unit is 498 sf
 - (15) One Bedroom units – each unit is 745 SF.
 - (6) Two Bedroom units – each unit is 1053 SF.
- All proposed work complies with the Village of Nyack Zoning Law for use, parking, and area requirements. No variances will be sought.
- The number of allowable units by zoning will be increased from 41 to 57 allowable through the use of (4) 10% density bonuses (per sec. 360-4.14.E) as follows:
 - More than 30% of uncovered parking and drives will be permeable pavers.
 - The project will exceed energy code by more than 10%: Energy Star rated windows, electrical fixtures, appliances, and equipment will be used. The buildings will be air sealed and insulated up to Energy Star standards.
 - Rain water from the roof drains will be collected in a storage tank below the courtyard, and be pumped for irrigation.
 - Solar photovoltaic panels will be installed upon the flat roof(s).
- Common use areas have been incorporated into each building. These include a management office, laundry, fitness room, refuse collection, and study/multi use room. Each apartment will be provided with laundry facilities.

Building Construction:

- The ground level garages will be non-combustible construction.
- The buildings above the garage level will be wood framed construction.
- All floor and wall separations are 1 hour rated.
- Each building will have an elevator, accessed from a ground level lobby and the garage.
- There will be a central corridor with staircase at each end.
- The roofs will be flat and use an EPDM membrane system, with internal storm water drains.
- All apartments will be handicap adaptable, and all public spaces handicap accessible.
- The buildings will be fire protected by sprinkler systems throughout.

Primary Space – 28 S. Franklin St., Nyack, NY 10960

ii. **Project Narrative** (suggested page range: 3 - 7 pages)

The project narrative provides a comprehensive description of all aspects of the proposed project.

Use the following section headers for the construction project narrative:

- PROJECT DESCRIPTION -- Provide a detailed description for the project:
 - Physical location. Indicate if the property is leased or owned.
 - ***The Rockland County Pride Center is located at 28 South Franklin Street, Nyack, NY 10960. The property is owned space.***
 - Describe the specific scope of activities and how it aligns with what the CDS funding was provided for, as applicable, such as:
 - Purchases of equipment items.
 - ***N/A***
 - Creation of a new stand-alone structure or expansion of an existing structure to increase the total square footage.
 - ***N/A***
 - Improvement and/or reconfiguration of the interior arrangements of an existing facility.
 - ***The scope of work includes the interior demolition of the existing interior finishes and partitions. Upon completion, the 1st floor will consist of an Auditorium, handicap accessible bathrooms, and gathering space with a kitchen. The 2nd floor will consist of a reception/lobby space, office space, multi-purpose rooms with collapsible partition wall, and handicap accessible bathrooms. The 3rd floor will be comprised of office space, a handicap toilet and mechanical space. Vertical transportation will be provided by new a fire rated stairwell and a passenger elevator.***
 - Installation of permanently affixed equipment.
 - ***A new passenger elevator will be installed. The elevator will service the 1st through the 3rd floor. A kitchen will be installed on the first floor and include a stove, refrigerator, and dishwasher.***
 - Modifications and/or repairs to the building exterior (including windows).
 - ***The scope of work includes the removal of an exterior fire escape along the 2nd and 3rd floor. New roofing will be installed at the elevator and stair bulkheads.***
 - Heating, ventilation, and air-conditioning (HVAC) modifications (including the installation of climate control and duct work).
 - ***The building's heating and cooling will consist of a split system with interior fan coil units (FCU) and roof mounted condensers. Bathrooms will be mechanically exhausted to the roof.***
 - Electrical upgrades and/or plumbing work.
 - ***The existing utility mains will be utilized. Electrical systems will include emergency battery and charger units, exit signage, temperature sensors, telephones, emergency light***

relays, photoelectric controls, carbon monoxide detectors, sprinkler, fire alarm pull stations, fire alarm speaker and flashing units, smoke detectors, typical distribution and life safety wiring, lighting fixtures, receptacles and switches, and service-related low voltage wiring.

- **Plumbing work will include all associated piping and fixtures for the installation of bathrooms on each floor, and 1st floor kitchen sink and dishwasher. The existing sprinkler system will be modified as required by the scope of work. The existing hot water heater will be reused or replaced if necessary.**
- Identify the project activities in terms of dimensions, square footage, and clinical and non-clinical area(s) to be impacted.
 - **The existing areas to be impacted are non-clinical and the total square footage is 6,534 sq.ft.**
- Identify the project activities in terms of dimensions, square footage, and clinical and non-clinical area(s) to be impacted.
 - **The total proposed work is 6,534 sq. ft. and the square footage breakdown for the primary spaces are as follows:**

Floor	Space	Sq. Ft.
1st Floor	Entry Lobby	197
	Gathering Space	554
	Auditorium Lobby	404
	Auditorium	848
	H/C bathrooms	90
2nd Floor	Multi-Purpose Rooms	899
	Office space	219
	Storage space	254
	Reception/lobby	100
	H/C bathrooms	135
3rd Floor	Open work space	1271
	Offices	200
	Mechanical	169
	H/C bathroom	45

- Describe the proposed method of construction such as design/build, construction management at risk, by the applicant's own forces, or whether a third-party construction manager will be used.
 - **The proposed method of construction will be a third-party construction manager.**

• **TIMELINE**

Describe the activities or steps required to complete the project. Use a timeline that includes each of the following activities and identifies responsible staff:

- Planning
 - **3 weeks**
- Design
 - **8 weeks for construction documents**
- Obtaining required permits and/or variances
 - **6-8 weeks upon submission**

- Meeting Federal environmental and historic preservation requirements
 - **6-8 weeks, part of permitting process, if any**
- Solicitation of bids and awarding of contracts
 - **4-6 weeks for primary contractor.**
- Alteration/renovation or construction period
 - **24 mos.**
- Expected project completion date
 - **30 mos.**

EQUIPMENT LIST (AS APPLICABLE)

If you propose to use CDS funds for equipment, complete an Equipment List (consistent with your Budget Narrative). Include all moveable equipment that has a useful life of more than one year and including information technology systems. Moveable equipment can be readily shifted from place to place without requiring a change in the utilities or structural characteristics of the space. Any equipment

- ***The equipment will include tangible personal property, including furniture and fixtures, desks, chairs, bookcases, computers, printers, scanners, photocopy machines, computer projector for presentations or meetings.***

Rockland Pride Center DRI Project Background Information

LGBTQ+ History in Nyack

LGBTQ+ people have been a vital part of the fabric of Nyack for over 100 years. Famous LGBTQ+ Nyackers include the writer Carson McCullers, civil rights activist Bayard Rustin, the voice actor behind Winnie the Pooh named Sterling Holloway, and many more erased from history.

The Rockland County Pride Center is dedicated to ensuring that LGBTQ+ people remain a part of Nyack's future.

Pride Center Mission Statement and Programs

The Rockland County Pride Center is a 501(c)(3) LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, and Queer) community center with a justice-focused mission. Since our founding in 2016, the Pride Center has operated in downtown Nyack. We have lovingly restored the historic Nyack Elks Lodge building into a space that is once again a unique gathering place for a multi-racial community of chosen families.

Rockland Pride works to improve the lives of LGBTQ+ people through:

- Free and low-cost community events;
- Monthly support groups;
- LGBTQ+ Youth Program to empower and support young people;
- NEW Senior Drop-In space;
- Partner with Montefiore Nyack Hospital to provide LGBTQ+ healthcare at the Jacobs Family Pride Wellness Center;
- Survival services to ensure everyone's basic needs are met;
- Referrals, individual advocacy, and navigation around medical care, mental health, housing, legal, and social services;
- Advocacy to address discrimination, close service gaps, and make change.

We envision an abundant world where LGBTQ+ people of all ages are safe, pursuing their dreams and goals, and held by a strong, vibrant community. The Pride Center is the only organization in Rockland County whose sole mission is improving the lives of LGBTQ+ people.

Our flagship free event is Rockland Pride Sunday, the Hudson Valley's oldest and longest-running LGBTQ+ celebration that attracts more than 5,000 people to Nyack every June.

Key Pride Center Programming

In 2019, the Pride Center launched an LGBTQ+ Youth Program to provide free after-school programming for vulnerable young people who often face rejection at home and school. Highly trained and carefully vetted staff provide hot meals, life skills development, mental health support, crisis intervention, advocacy, tutoring, material support, and a cutting-edge LGBTQ+ history and empowerment curriculum to middle and high-school-age youth. This program serves approximately 250 youth per year and is proven to increase high school graduation rates, reduce hospitalizations for mental health emergencies, increase employment, and decrease substance abuse. The Pride Center also works with local schools to make Rockland safer for LGBTQ+ students in the future.

In November 2021, the Pride Center partnered with Montefiore Nyack Hospital to open the [Jacobs Family Pride Wellness Center](#). This Wellness Center is the only LGBTQ+ healthcare center in the Hudson Valley. Historically, LGBTQ+ people have had to travel to Westchester or New York City for primary medical care for themselves and their families. Now, patients travel from as far north as Kingston, NY, and south as East Rutherford, NJ, to receive compassionate, high-quality medical care at this unique facility. Nyack residents now have this life-saving service locally.

Pride Center Impact on Economic Development

All of the Pride Center's work has contributed to the economic development of Nyack.

The presence of the Pride Center and our programming prompts media coverage of Nyack as an LGBTQ+ friendly place to [live](#) and visit. This representation attracts new homebuyers and regional tourists and supports local businesses. The Pride Center has committed to hiring and promoting local businesses, and to this end, we regularly publish a [Directory of LGBTQ+ Friendly Businesses, Services, and Organizations](#).

Our work with youth provides young workers the support to build their lives in Rockland rather than fleeing to more affordable areas. In the long-term, this will improve Rockland's tax base in the face of a rapidly aging population.

Proposed Project at 149 Burd St.

The proposed expansion project will redevelop unused adjacent warehouse space into an attractive, community-centered mixed-use facility. It will include:

- Supportive housing for youth;
- Affordable housing for all ages;
- A healthcare facility providing primary care for LGBTQ+ people;
- Mental health space for community partners (such as CANDLE and VCS) to provide therapeutic services;
- Café space providing employment development for young adults through a partnership with Rockland Community College;
- Community programming space to host social support and arts programs for youth, families, and seniors.

The supportive housing program will serve all youth, preventing them from being shipped to Westchester for services. However, it will center on the needs of LGBTQ+ youth who face [disproportionate rates of homelessness](#) and currently have no safe options for supportive housing in the Hudson Valley.

Supportive and affordable housing will also help young workers establish their lives here in Rockland, starting to reverse the trend toward Rockland as the fastest-aging county in New York.

This affordable housing will serve all Nyack residents but will primarily attract LGBTQ+ people who contribute to the diverse tapestry of Nyack. LGBTQ+ people come from every race, class, and immigration background, thus contributing to Nyack's diversity by multiple measures.

LGBTQ+ people are also over-represented in the local arts scene, with current residents working in fashion, leading local theater companies, owning live music venues, and working as visual artists. However, LGBTQ+ people are [more likely to live in poverty](#) and struggle to afford housing in Rockland County; therefore, affordable housing is essential to the continuation of a thriving LGBTQ+ population in the Nyack community.

Another exciting aspect of this project is a café space run by Rockland Community College's Culinary Arts Program. It will provide space for the public to enjoy coffee and food, meet friends, and work. Simultaneously, young adults will develop career readiness skills by staffing this café under the leadership of local educators. It will also be a space for community arts programming, such as open mic nights, gallery space, and poetry readings.

Project's Impact on Job Creation

Initially, jobs in construction will be required to redevelop the site, while the project will create new, permanent employment.

The project will permanently increase the demand for mental health workers to staff the new mental health space, including therapists, psychiatrists, and social workers. It will also increase the need for healthcare workers to staff the Jacobs Family Pride Wellness Center, including doctors, nurse practitioners, nurses, social workers, reception staff, managers, and janitorial staff. Another outcome is the increased demand for educators who can run and oversee the workforce development café. The project will create new, permanent jobs for people to staff, manage, and oversee the supportive housing program.

Brooke Malloy

Executive Director

Phyllis B. Frank Pride Center of Rockland County

28 S.

Franklin Street, Nyack, NY 10960

(845) 353-6300 office

(201) 647-3156 mobile

www.rocklandpridecenter.org

pronouns: she/her



Donate Today: <http://bit.ly/LGBTQCommunityReliefFund>

The community

Phyllis B. Frank Pride Center of Rockland County is a 501(c)(3) LGBTQ+ center with an anti-racist, social justice mission. The Pride Center works to improve the lives of Lesbian, Gay, Bisexual, Transgender, and Queer people through community events, referrals and advocacy, survival services, and professional training. We dream of a future of abundance for our people: for Transgender and Non-Binary people, for Lesbian, Gay, Bisexual, and Queer people, for Black and other People of Color. We envision and manifest a world where LGBTQ+ people are safe, pursuing their dreams and goals, and held by a strong, vibrant community.

**The Rockland County Pride Center earned a 2021 Gold Seal of Transparency!
Learn more about our organization's impact through our #NonprofitProfile on**

@CandidDotOrg: <https://www.guidestar.org/profile/81-1198691>

The Rockland County Pride Center is the proud recipient of the 2018 Rockland Business Association's Pinnacle Award for Outstanding Achievement by a Non-Profit Organization.



Art, Craft & Antiques Dealers Association
PO Box 223
Nyack, New York 10960

September 16, 2022

Dear Mid-Hudson Regional Economic Development Council members,

I write in support of Nyack's DRI application.

Nyack is an outstanding example of the REDC's focus on historic downtowns as theynchpins of economic development in the Hudson Valley. With its historic Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from public art and gateway improvement, to getting the village's marina restaurant site back on the market since it was decimated by Super-storm Sandy, to serving the needs of the community's most vulnerable populations, to critical infrastructure protecting the downtown from flooding.

Writing as a longtime Nyack resident, member of the business community for 50 years and president of one of Nyack's oldest not for profits I can attest to how important these projects are for our community members, our village's infrastructure, and in the process help us maintain and expand on the character and charm that our small river village has become known for.

Please give Nyack's exciting application your full attention and support!

Sincerely,

John J. Dummigan

President

Art, Craft & Antiques Dealers Association (ACADA)



MICHAEL V. LAWLER
Assemblyman 97th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Governmental Operations

COMMITTEES
Aging
Banks
Education
Housing

September 19, 2022

Office of the Mid-Hudson Regional Economic Development Council
33 Airport Center Drive - #201
New Windsor, NY 12553

Dear Mid-Hudson Regional Economic Development Council members,

I write in support of Nyack's Downtown Revitalization Initiative application.

Nyack is an outstanding example of the REDC's focus on historic downtowns as the lynchpins of economic development in the Hudson Valley. With its historic Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from public art and gateway improvement, to getting the village's marina restaurant site back on the market since it was decimated by Superstorm Sandy, to serving the needs of the community's most vulnerable populations, to critical infrastructure protecting the downtown from flooding.

Nyack is a jewel of a village on the Hudson River, and any efforts to help make it shine even brighter will result in a strong economic boost for local residents.

I humbly ask that you give Nyack's exciting application your full attention and support.

Sincerely,

Assemblyman Mike Lawler
97th Assembly District



Nyack Chamber of Commerce

PO Box 677

Nyack, NY 10960

www.nyackchamber.org

(845) 353-2221

Writer's Direct Dial (845) 304-3998

roger@rogercohen.com

September 17, 2022

To: Mid-Hudson Regional Economic Development Council Members
From: Roger S. Cohen, President, Nyack Chamber of Commerce
Date: September 17, 2022
Subject: Village of Nyack DRI Application

Dear Mid-Hudson Regional Economic Development Council Members:

We at the Nyack Chamber of Commerce take this opportunity to express our support for the Village of Nyack's DRI application.

Nyack is an outstanding example of the REDC's focus on historic downtowns as the lynchpins of economic development in the Hudson Valley. With its historic Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley.

The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from public art and gateway improvement, to getting the village's marina restaurant site back on the market since it was decimated by Superstorm Sandy, to serving the needs of the community's most vulnerable populations, and to critical infrastructure protecting Nyack's downtown from flooding.

We would appreciate your giving Nyack's DRI application your consideration and support.

Sincerely,

A handwritten signature in black ink that reads "Roger S. Cohen". The signature is written in a cursive, slightly slanted style.

Roger S. Cohen
President

Town of Orangetown

Town Hall • 26 West Orangeburg Road • Orangeburg, NY 10962

Telephone: (845) 359-5100 ext. 2293

Fax: (845) 359-2623

e-mail: supervisor@orangetown.com

website: www.orangetown.com



Teresa M. Kenny
Town Supervisor

September 16, 2022

Dear Mid-Hudson Regional Economic Development Council members:

I write in support of Nyack's DRI application.

Nyack is the perfect example of REDC's focus on historic downtowns as the lynchpin of economic development in the Hudson Valley. With its historic Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from improving gateway public art, to getting the Village's marina restaurant site back on the market since it was decimated by Superstorm Sandy, to serving the needs of the community's most vulnerable populations, and finally to building critical infrastructure to protect the downtown from flooding.

Please give Nyack's exciting application your full attention and support!

Very truly yours,

A handwritten signature in dark ink, appearing to be "Teresa M. Kenny", written in a cursive style.

Teresa M. Kenny
Supervisor, Town of Orangetown

THE SENATE
STATE OF NEW YORK



ELIJAH REICHLIN-MELNICK
SENATOR, 38TH DISTRICT

Albany Office:
617 Legislative Office Building
Albany, NY 12247
(518) 455-2991
Fax (518) 426-6737

Rockland Office:
163 Airport Executive Park
Nanuet, NY 10954
(845) 623-3627
Fax (845) 425-4617

Westchester Office:
2 Church Street, Ste. 210
Ossining, NY 10562
(914) 941-2041
Fax (914) 941-2054

Chair
Procurement and Contracts

Committees
Consumer Protection
Education
Investigations and Government Operations
Local Government
Transportation
Veterans, Homeland Security
and Military Affairs

E-Mail Address:
reichlin@nysenate.gov

September 15, 2022

Mr. Thomas Scaglione, Regional Director
Mid-Hudson Regional Economic Development Council
33 Airport Center Drive, 201
New Windsor, New York 12553

Dear Mr. Scaglione:

I write to lend my enthusiastic support for the application submitted by the Village of Nyack to the Mid-Hudson Regional Economic Development Council (MHREDC) for funding through the State's Downtown Revitalization Initiative (DRI).

The Village of Nyack is an outstanding example of the MHREDC's focus on historic downtowns as the cornerstone of economic development in the Hudson Valley. With its historic Hudson River geography and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley. The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation while addressing critical infrastructure needs with the inclusion of important flood mitigation to protect their downtown from future storms.

Nyack's application includes a wonderful array of projects, ranging from public art and gateway improvement to important resilience measures. Thank you for your consideration of the Village of Nyack's application.

Sincerely,

A handwritten signature in black ink, appearing to read "Elijah Reichlin-Melnick". The signature is fluid and cursive, written in a professional style.

Senator Elijah Reichlin-Melnick
38th Senate District



Visit Nyack

To: Mid-Hudson Regional Economic Development Council Members

Date: September 18, 2022

Subject: Village of Nyack DRI Application

Dear Mid-Hudson Regional Economic Development Council members,

we at Visit Nyack would like to express our support for the Village of Nyack's DRI application.

Nyack is an outstanding example of the REDC's focus on historic downtown's as the lynchpins of economic development in the Hudson Valley. With its Hudson River geography and history, and rich array of cultural arts, music, crafts and recreational amenities, Nyack plays an important role as a gateway to the Hudson Valley.

The Village is committed to building on its strengths in creative talent, social diversity and historic architecture to foster more business growth and job creation. The Village's application shows a wonderful array of projects, ranging from public art and gateway improvement, to getting the village's marina restaurant site back on the market since it was decimated by Superstorm Sandy, to serving the needs of the community's most vulnerable populations, to critical infrastructure protecting the downtown from flooding.

Please give Nyack's exciting application your full attention and support!

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas Schneck".

Thomas Schneck, Board Member

Public Meeting of the Nyack Downtown Revitalization Grant Advisory Committee

Monday, September 12, 2022

5:30 PM

Zoom link below.

The public is welcome to attend this meeting to learn more about the NYS Downtown Revitalization Initiative (DRI) process and Nyack's current application, due September 23, 2022. Zoom link is below.

Draft Agenda:

- Welcome by Mayor Hammond
- Self-introductions of committee members
- Review of DRI grant program requirements and timelines
- Review of Nyack's past applications and current project concepts
- Discussion of community needs as related to DRI funding
- Schedule next meeting of committee

For background please review the NYS website for the DRI program -

<https://www.ny.gov/programs/downtown-revitalization-initiative>

The DRI is a cornerstone of the NYS economic development program focused on downtown neighborhoods and job creation, business growth and economic diversity. Successful applications result in NYS funding for both public infrastructure and private construction projects that promote economic and cultural vibrancy in downtown areas.

Advisory Committee Members

Paul Adler, Rand Commercial

Terry Clarke, Black Parakeetz

Kim Cross, Nyack Center

Mark Davidoff, RCC Hospitality and Culinary Arts Center

Philip Donnelly, Interim CEO, YMCA

Elliott Forrest, www.ArtsRock.org

Bill Helmer, Developer/Property Owner

Thomas Schneck, www.VisitNyack.org

Rev. Carl Washington, III; Pilgrim Baptist Church

Maria Luisa Wittingham, Maria Luisa Boutique

Join Zoom Meeting <https://us02web.zoom.us/j/81734843496>

Meeting ID: 817 3484 3496

One tap mobile +16465588656,,81734843496# US (New York)
+16469313860,,81734843496#

VILLAGE OF NYACK DRI WEBPAGE

Navigation Menu:

- ADA Compliance Statement
- Directory
- Village Board of Trustees
- Meetings & Agendas
- Overview of Planning Studies & Capital Projects
- Comprehensive Master Plan (2014)
- Downtown Revitalization Initiative
- Greater Nyack Bike-Nite Master Plan
- Local Waterfront Revitalization Program (LWRP)
- Main Line Avenue Bus & Water Front Pathway
- Reduction Safety Action Plan
- Water Main Replacement Capital Project
- BIDs and FFIs
- Boards & Commissions
- Village Code
- Village Personnel

Main Content:

Downtown Revitalization Initiative

NEW YORK STATE OF OPPORTUNITY

Monday, September 12, 2022
3:30 PM

The public is welcome to attend this meeting to learn more about the NYS Downtown Revitalization Initiative (DRI) process and Nyack's current applications due September 21, 2022. Zoom link below.

Draft Agenda:

- Welcome by Mayor Hammond
- Self introduction of committee members
- Review of DRI grant program requirements and timeline
- Review of Nyack's DRI applications and current project concepts
- Discussion of community needs as related to DRI funding
- Schedule next meeting of committee

For background please review the NY State website for the DRI program: <https://www.ny.gov/programs/downtown-revitalization-initiative>

The DRI is a component of the NYS economic development program focused on downtown neighborhood jobs, business growth and economic diversity. Successful applications result in NYS funding for both public infrastructure and private construction projects that promote economic and cultural vitality in downtown areas.

Join Zoom Meeting <https://us02zoom.com/join/1134493466>

Andy Stewart
Village Administrator
81-845-158-1581
admin@villageofnyack.org

Footer:

- Village Hall Address: Village Hall, 615 Broadway, Nyack, NY 10961, Phone: (845) 338-6644
- Site Links: Agendas & Meetings, Download Sign-Up, Village Code
- For Citizens: Report an Issue, Request Services, Municipal Subscriptions

Upcoming Events

Day	Event	Time
Sunday, September 11, 2022	Hometown Heroes Remembrance	6:30 PM - 7:00 PM
Monday, September 12, 2022	Nyack Business Council	4:00 PM - 5:00 PM
Monday, September 12, 2022	Nyack Downtown Revitalization Grant Advisory Committee - Public Meeting	5:30 PM - 6:30 PM
Monday, September 12, 2022	Planning Board	7:00 PM - 9:00 PM
Wednesday, September 21, 2022	Architectural Review Board	7:00 PM - 9:00 PM
Thursday, September 22, 2022 (TODAY)		

Calendar: September

Navigation: Pay A Bill, Broadway Streetscape Project