

# South Nyack Final Dissolution Plan

July 2021

Laberge  
ENGINEERING  
ARCHITECTURE



Group  
SURVEYING  
PLANNING

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# Acknowledgments

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Laberge Group would like to acknowledge and thank the members of the Village of South Nyack Board of Trustees and the Orangetown Town Board.

## **Village of South Nyack**

Hon. Bonnie Christian, Mayor  
Hon. Catherine McCue, Deputy Mayor  
Hon. Jeffrey Hirsch, Trustee  
Hon. Michael Hogan, Trustee  
Hon. Michael Lockett, Trustee

## **Town of Orangetown**

Hon. Teresa Kenny, Town Supervisor  
Hon. Denis Troy, Councilman  
Hon. Gerald Bottari, Councilman  
Hon. Thomas Diviny, Councilman  
Hon. Paul Valentine, Councilman

The Village established a Steering Committee and four sub-committees to provide input into addressing the required elements of the Dissolution Plan; particularly the post dissolution services, staffing and potential fiscal impact. Laberge Group would also like to recognize the significant contributions of the members of the multiple committees:

### **Steering Committee:**

Michael Hogan, Village Trustee  
Michael Lockett, Village Trustee  
Vicki Schwaid, Citizen Representative  
Teresa Kenny, Town Supervisor  
Denis Troy, Town Board Member

### **Police/Justice Court Subcommittee:**

Catherine McCue, Deputy Mayor  
Gerald Bottari, Town Board Member  
Daniel Wilson, SNGV Police Chief  
Donald Butterworth, Orangetown Police Chief  
William Stein, Police Board Attorney  
Robert Magrino, Town Attorney  
James Birnbaum, Village Attorney  
Lawrence Lynn, Mayor, Grand View-on-the-Hudson  
Charles Cross, Citizen Representative

### **Administration and Finance Subcommittee:**

Bonnie Christian, Mayor  
Jeffrey Hirsch, Village Trustee  
Teresa Kenny, Town Supervisor  
Maryann Baietti, Village Treasurer  
Brittany Cordero, Deputy Town Attorney  
Jeffrey Bencik, Town Finance Director  
Brian Kenney, Town Assessor

**Public Works Subcommittee:**

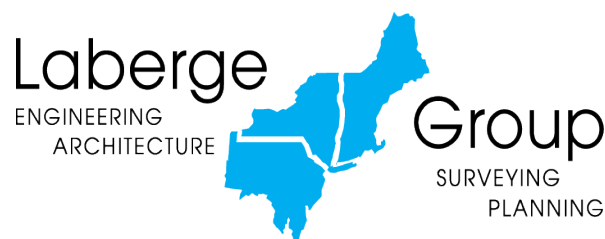
Jeffrey Hirsch, Village Trustee  
Thomas Diviny, Town Board Member  
James Johnson, Village DPW Superintendent  
James Dean, Town Superintendent of Highways  
Eamon Reilly, Director of Environmental Management & Engineering  
Aric Gorton, Director of Parks

**Land Use Planning and Zoning Subcommittee:**

Jeffrey Hirsch, Village Trustee  
Thomas Diviny, Town Board Member  
Roger Seiler, Village Zoning Board of Appeals Chair  
Jerry Ilowite, Village Planning Board Chair  
Lee Prisament, Citizen Representative  
Daniel Sullivan, Town Zoning Board of Appeals Chair  
Thomas Warren, Town Planning Board Chair  
Scott Fine, Village Building Inspector  
Jane Slavin, Director, Town Department of Building, Zoning, Planning, Administration & Enforcement  
Denise Sullivan, Counsel to the Town Zoning Board of Appeals  
Richard Pakola, Counsel to the Town Planning Board

We would also like to extend our sincere appreciation to the many staff members who provided valuable insights on operations and who collected and submitted significant data and program information, local input, and guidance throughout the process in order to produce this Dissolution Plan for the residents of the Village of South Nyack and Town of Orangetown.

**Project: 2021019**





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## I. Executive Summary

On August 14, 2020, the electorate of the Village of South Nyack submitted a petition for dissolution in accordance with the New N.Y. Government Reorganization and Citizen Empowerment Act (Article 17-A of the General Municipal Law). The Village Clerk reviewed and certified the petition on August 24, 2020 and on September 22, 2020, the Village Board of Trustees passed a resolution calling for a referendum on the proposed dissolution by the electors to be held on December 17, 2020. The referendum passed with a 508 vote “yes” for dissolution to a 292 vote of “no” for dissolution. The dissolution process will follow the Voter-Initiated timeline outlined in General Municipal Law Article 17-A. (See flow chart in the Introduction Section).

### How will services and functions of the Village change?

Based upon the process outlined in Article 17-A, the Village Board of Trustees is charged with developing a Dissolution Plan detailing a number of items including the date of dissolution, what services and how the services will be provided post dissolution and the disposition of Village assets and liabilities among other items.

The recommended date of dissolution of the Village of South Nyack is March 31, 2022. Key to this date was the decision by the Village of Grand View-on-Hudson to terminate the South Nyack-Grand View Joint Police Department effective May 31, 2021. This decision required swift action on the part of the South Nyack Village Board of Trustees and the Steering Committee to provide for continued police coverage within the Village that would not be cost prohibitive to residents. This resulted in a recommendation to set a dissolution date as soon as practical.

The Village Board recognized that upon dissolution, all policies and decisions related to the Village of South Nyack including the services to be delivered, the service delivery models, land use policy, administration and enforcement, spending, taxing, and staffing and employment will rest with the Orangetown Town Board. As such, the Village established an inclusive process for the development of the Dissolution Plan that involved representatives of the Village Board, the Town Board, Village and Town department heads as well as citizen representation from South Nyack. Central to this process was a Dissolution Plan Steering Committee and four subcommittees: 1) Police and Justice Court, 2) Administration and Finance, 3) Land Use and 4) Public Works.

The Steering Committee and its sub-committees established a set of recommendations that are the foundation of the South Nyack Dissolution Plan. These recommendations were made in an effort to plan for the continued provision of services in a cost-effective manner while recognizing the need to preserve South Nyack’s unique character within the Town of Orangetown. Inclusion of the Town in the process had multiple benefits. First, a plan developed in a vacuum without the Town may not have been realistic nor implementable. Second, involving the Town early on provides for the greatest ability to have a successful transition focused on continuity of services for the residents of the Village.

The Summary Chart on the next page provides an overview of the potential post-dissolution conditions. Services including water, sewer, library and emergency medical will not be changed. The majority of existing Village services will continue to be provided by the Town of Orangetown; however, the service delivery models will likely differ as they will reflect the service model delivered by the Town to other Town residents. Refuse collection services is the one major exception. Village residents will no longer receive municipally funded refuse collection. The Town of Orangetown does not provide nor fund refuse collection.

**SUMMARY OF POTENTIAL CONDITIONS POST DISSOLUTION**

**GOVERNANCE**

- Post dissolution of the Village of South Nyack, there will no longer be a Village Mayor or Village Board of Trustees. All policy decisions will rest with the Orangetown Town Board. This includes policies regarding services, service delivery models, land use policy, administration and enforcement, quality of life laws and regulations, spending and taxing.

**CITIZEN EMPOWERMENT TAX CREDIT (CETC)**

- A Citizen Empowerment Tax Credit (CETC) is an incentive provided by New York State to encourage the consolidation and dissolution of local governments. Post dissolution of the Village, a credit equal to 15% of the Town and Village real property tax levies or \$1,000,000, whichever is less, is provided to the Town subject to annual New York State budget appropriations. In the case of South Nyack and Orangetown, the CETC is capped at \$1,000,000. 70% of the tax credit must be used for property tax reduction at the Town level.

**POTENTIAL PROPERTY TAX IMPACT**

- The projections of the fiscal impact are based on the assumptions of post dissolution conditions as outlined in this Dissolution Plan and are ONLY A MODEL. All policies and fiscal decisions post dissolution rest with the Orangetown Town Board.
- South Nyack Taxpayers: This projected model of dissolution estimates the post dissolution tax rate for South Nyack taxpayers will be lower than their current combined Village of South Nyack and Orangetown property tax rates. Village taxpayers experience a reduction with or without the application of the CETC to property tax reduction. The impact on the homestead taxpayers is more significant than will be experienced by the non-homestead taxpayers. Given that the CETC is subject to annual New York State appropriations, the potential impact has been evaluated with and without the application of the tax credit.
- Town Taxpayers (other than South Nyack): The model projects that current Town-wide and Town outside Village homestead taxpayers will experience nominal changes in rates; near 0%. As the assumption of the application of CETC to reduce taxes increases, the rates go down. The model for the current non-homestead Town outside Village taxpayers estimates a slight increase when no application of CETC funds is applied and only has a reduction when 100% of CETC is applied. This model projects that non-homestead taxpayers that pay town-wide property taxes only will experience a nominal change; near 0% when no CETC is applied and the model projects rate reductions when the CETC is applied.

**POLICE SERVICES**

- The Village was served by the South Nyack-Grand View-on-Hudson Joint Police Department since 1982. The Village of Grand View-On-Hudson ended the inter-municipal agreement effective May 31, 2021. Effective June 1, 2021, the Village of South Nyack began operating its own South Nyack Police Department.
- The Town will assume police services for the Village of South Nyack as of January 1, 2022 and will continue post dissolution. The Town will extend patrol services currently provided in the eastern section of the Town to the Village of South Nyack and will provide all other police services as provided to the other covered areas of the Town. This will include adding additional personnel to the current resources used in the eastern section to account for the additional coverage area.
- The Town has identified the need to hire five police staff and this will provide an employment opportunity for the existing staff. The Town will follow the necessary Sections of New York State Civil Service Law and the Rockland County Police Act.

**CENTRAL VILLAGE ADMINISTRATION**

- There will no longer be a Village Clerk, Deputy Clerk (provides administrative assistance to land use board and the Building Inspector), Treasurer or Attorney.
- The Town has identified the need for a Deputy Town Clerk, a slight increase in Town Attorney services and an additional support staff position for its Building, Zoning, Planning, Administration and Enforcement Department post dissolution. In addition, the Town anticipates needing temporary financial services to assist with the close out of Village financial operations and the preparation and filing of all necessary Federal and New York State reports.

**LAND USE**

- Much of the South Nyack property lot sizes and home construction occurred prior to contemporary zoning practices. This factor influences the distinctions between the Village and Town zoning codes. Post dissolution, the Town plans to incorporate significant elements of the existing Village zoning into the Town Code; however, the Town plans to utilize the Town processes to administer and enforce zoning within the area known as South Nyack rather than maintain and administer the Village Code as a separate law.
- All land use policy decisions will reside with the Town of Orangetown.
- The functions of the Village Planning Board and Zoning Board of Appeals will be assumed by the corresponding Town Boards.
- An Advisory Committee, comprised of current Village Planning and Zoning Board members, is recommended for a period of time to provide information, and historical and contemporary context to the issues that the Town Planning and Zoning Board of Appeals will be handling.
- The Town Building, Zoning and Planning Administration will assume all functions from the Village. The Town anticipates adding a building inspector and an administrative support position to handle the added volume of work.
- Identified historical areas of the Village are recommended for protection and a Local Historic District should be established to allow protection under the Town’s Historic Areas Review Board (HARB) or protected through Critical Environmental Area regulations under the protection of the Town’s Architecture & Community Appearance Board of Review (ACOBOR).

**PUBLIC WORK SERVICES**

- Currently the Village Public Works Department handles streets, sidewalks, leaf and brush pick-up and parks maintenance. The Town Highway Department will assume responsibility for all functions other than the parks maintenance which will fall under the jurisdiction of the Town Parks and Recreation Department.
- The Town will assume responsibility for the ownership and maintenance of all the Village streets and sidewalks.
- The Town will provide snow and ice removal on all Village streets and on priority sidewalks as determined by the criteria used in the Town’s safe sidewalk program.
- The Town will provide brush and leaf pick up services in the Village in the same manner and frequency provided to the rest of the residents of Orangetown. The pick-up in the Town is less frequent than currently provided by the Village. (See detailed chart on page 23.)
- The Town anticipates adding 2 Mechanical Equipment Operator II positions in the Highway Department to support the expansion of work in South Nyack.

**REFUSE COLLECTION**

- The Village currently has a contract with a private carter to provide subsidized resident refuse pick up. In contracts, the Town establishes rates for refuse collection but residents pay the fee directly to the private carter. Village residents will no longer receive municipal refuse collection and will contract and pay directly with a private provider. The estimated private rate paid by Town residents is \$360 per year.
- The Town does not pick up white goods as does the Village; however, this service is included as part of the private refuse collection system within the Town.

**PARKS**

- All of the Village parks and open spaces will be transferred to the Town for the continued provision of parks space for residents.
- The Town plans to add a position to its Parks maintenance staff to support the additional work needed to maintain the Village parks.

**VILLAGE JUSTICE COURT**

- The Village Justice Court is dissolved upon the effective date of the dissolution of the Village. Orangetown Town Court will handle all cases formerly handled by the Village Justice Court.
- The Town Justice Court has reviewed the Village caseloads and has determined that the Court can absorb the Village Court workload within its existing operations.

**FIRE SERVICES AND THE VILLAGE FIRE HOUSE**

- Fire protection services will continue to be provided by the Joint Nyack Fire District.
- The Town will take necessary legal steps to maintain the area currently known as the Village within the Fire District for purposes of taxing.
- The Village currently owns and leases to the Joint Nyack Fire District the Fire House occupied by the Orangetown Fire Company #1 located at 92 Depot Place. At the time of this report, the Village is considering the transfer of the property to the Fire District for a price that is currently under negotiation.

**STREET LIGHTS**

- The Town will take over the operation and maintenance of the Village street lights as part of its existing street light program. The recent Village purchase of and capital improvement project to convert the fixtures to LED lighting will be funded through the liquidation of the Village assets.

**VILLAGE LEGACY TAXING DISTRICT**

- A legacy taxing district will be established to fund long term Village liabilities that are greater than the anticipated value of the liquidation of Village assets. The largest long term liability is anticipated to be the long term annual Village retiree health insurance costs and the South Nyack share of the South Nyack- Grand View Joint Police Department retiree health insurance costs.

**VILLAGE WATER, SEWER AND LIBRARY SERVICES**

- Currently South Nyack residents receive their water service from the Village of Nyack Water Department. This service will remain the same, as will the direct charge to residents for the service.
- Sewer services are provided by the Town of Orangetown to the residents of South Nyack. This service will remain the same and the taxing mechanisms will also remain the same.
- Currently South Nyack residents receive library services through the Nyack Library. This service and the taxing mechanism through the school district will remain the same.



## Summary of Fiscal Impact

In the dissolution of a Village, there are one time transition and implementation cost considerations to both the Village and Town, as well as a long term impact on the property taxpayers within South Nyack as well as other Town taxpayers.

### One Time Transition and Implementation Costs

Dissolving a Village government and ramping up a Town government to assume the services in the Village is a significant undertaking. There will be one-time costs associated with these transition and initial implementation activities. Preliminary costs are estimated to be in the range of \$150,000 to \$200,000 depending on what is finally determined to be needed and what can be accomplished in-house. Examples include, but are not limited to: legal and consultant services to facilitate the transition; temporary fiscal consultant services to close out Village financials; financial audits; asset appraisals, sale and liquidation; records digitization; moving expenses; one-time equipment and software costs; and development of a map, plan and report for the Joint Fire District.

The Town and Village are eligible for Citizen's Re-organization Empowerment Grant (CREG) funds that can be used to support transition and implementation costs. It is unclear at this time as to whether the Town and Village are both eligible for a \$50,000 transition/implementation grant or whether they are only eligible for a single \$50,000 grant. In previous years, both the Village and the Town were eligible. In addition, the Town has the option to use up to 30% of its annual CETC funds to support costs associated with the implementation phase. The funds could be used, for example, to purchase equipment, vehicles, software, hardware or temporary professional services needed to facilitate the implementation of expanded services to the Village.

### Potential Post-Dissolution Recurring Cost Savings

#### *Potential Recurring Cost Savings*

The Village of South Nyack taxpayers will experience a reduction in their property taxes. Town outside South Nyack taxpayers will experience minimal impact on their property taxes.

There are a number of financial dynamics simultaneously occurring that determine the ultimate change in tax rates for Village of South Nyack taxpayers as well as those of the Town-wide and Town outside Village property taxpayers. The study process included a modeling of potential impacts of dissolution on the property tax levy based on the service assumptions developed during the development of the Dissolution Plan as well as the impact of the Citizens Empowerment Tax Credit

The modeled fiscal impacts below are **projections only** and are provided to show what tax impact could be anticipated if the Village of South Nyack were to dissolve based upon the service and cost changes recommended in the Dissolution Plan. The fiscal model and estimates used reflect the data available at the time of the development of this Dissolution Plan.

The Village of South Nyack taxpayers will now also share in the cost of town outside village services that they did not pay for prior to dissolution. **Table 1: Impact on Property Tax Rates** on the following page details the potential impact on property tax rates post dissolution. Given that the combined levies of the Village of South Nyack and the Town of Orangetown is anticipated to approach \$50M, the impact of the CETC tax credit does not have as significant an impact on tax rates in Orangetown as it has had in smaller communities in New York State. The analysis evaluates the impact on the Town and Village of South Nyack property tax rates only and does not include school district, county or special district property tax rates. Please note that the impact is broken into the following categories and corresponding charts:

**2A. Village of South Nyack - Homestead Taxpayers**

**2B. Village of South Nyack - Non Homestead Taxpayers**

- 2C. Town outside Village (Other than South Nyack) - Homestead Taxpayers  
 2D. Town outside Village (Other than South Nyack) - Non Homestead Taxpayers  
 2E. Town-wide Only Taxpayers - Homestead  
 2F. Town-wide Only Taxpayers - Non Homestead

Table 1: Impact on Property Tax Rates

1A: Impact on South Nyack Property Taxpayers - Homestead					
South Nyack Homestead	Current	Model - Post Dissolution			Change in Tax Rate
	Current Tax Rate	Tax Rate No CETC	Tax Rate 70% CETC	Tax Rate 100% CETC	
Total -NO CETC	\$20.46	\$13.80			-32.6%
Total 70% CETC	\$20.46		\$13.64		-33.4%
Total 100 % CETC	\$20.46			\$13.57	-33.7%
1B: Impact on South Nyack Property Taxpayers - Non Homestead					
South Nyack Non Homestead	Current	Model - Post Dissolution			Change in Tax Rate
	Tax rate	Tax Rate No CETC	Tax Rate 70% CETC	Tax Rate 100% CETC	
Total -NO CETC	\$22.08	\$21.50			-2.6%
Total 70% CETC	\$22.08		\$21.22		-3.9%
Total 100 % CETC	\$22.08			\$21.10	-4.5%
1C: Impact on Property Taxpayer - Town Outside Village (other than South Nyack)					
Town Outside Village (Not South Nyack) Homestead	Current	Model - Post Dissolution			Change in Tax Rate
	Current Tax Rate	Tax Rate No CETC	Tax Rate 70% CETC	Tax Rate 100% CETC	
Total -NO CETC	\$12.81	\$12.81			0.0%
Total 70% CETC	\$12.81		\$12.65		-1.2%
Total 100 % CETC	\$12.81			\$12.59	-1.8%
1D Impact on Property Taxpayer - Town Outside Village (other than South Nyack)					
Town Outside Village (Not South Nyack) NON Homestead	Current	Post Dissolution			Change in Tax Rate
	Tax rate	Tax Rate No CETC	Tax Rate 70% CETC	Tax Rate 100% CETC	
Total -NO CETC	\$18.80	\$19.12			1.7%
Total 70% CETC	\$18.80		\$18.84		0.2%
Total 100 % CETC	\$18.80			\$18.72	-0.5%
1E Impact on Property Taxpayer - Town-wide Homestead Taxpayers					
Residents that only pay Townwide Taxes - HOMESTEAD	Current	Post Dissolution			Change in Tax Rate
	Tax rate	Tax Rate No CETC	Tax Rate 70% CETC	Tax Rate 100% CETC	
Total -NO CETC	\$2.78	\$2.79			0.2%
Total 70% CETC	\$2.78		\$2.63		-5.4%
Total 100 % CETC	\$2.78			\$2.57	-7.8%
1F Impact on Property Taxpayer - Town-wide Non Homestead Taxpayers					
Townwide Taxes Only- NON HOMESTEAD	Current	Post Dissolution			Change in Tax Rate
	Tax rate	Tax Rate No CETC	Tax Rate 70% CETC	Tax Rate 100% CETC	
Total -NO CETC	\$4.40	\$4.41			0.2%
Total 70% CETC	\$4.40		\$4.13		-6.2%
Total 100 % CETC	\$4.40			\$4.01	-9.0%



Table 2: Estimated Impact on South Nyack Homeowner - Town and Village Property Taxes depicts the combined property tax impact and the impact of the estimated private refuse pick up fee that residents will have to pay directly. Three scenarios are presented: 1) the average of the lowest one-third of homes assessed values (\$150,000), 2) the average of the middle one-third homes assessed values (\$195,000) and 3) the average of the highest one-third homes assessed values (\$331,000). There are a number of items that should be noted when reviewing the charts below:

- Only the Village and Town tax rates are impacted and therefore the charts below do not include school district, county or special district taxes.
- This analysis assumes full implementation. 2022 will be a transition year. Village residents will receive a higher Town tax bill in January 2022 than they have historically received; however, they will not receive a June 2022 Village tax bill.
- The Town of Orangetown assesses at less than market value. Based on the NYS equalization rate for Orangetown, the assessed values represent approximately 42% of the full property value.

Table 2: Estimated Impact on South Nyack Homeowner - Town and Village Property Taxes

South Nyack Homeowner - Estimated Fiscal Impact				
Home with \$150,000 Assessed Value				
	Assessed Value	Current Village and Town Tax Bill	Post Dissolution Town Tax Bill (No CETC)	Estimated Savings
Assessed Value	\$150,000			
Est. Property Tax Payment		\$3,070	\$2,069	
Est. Refuse Pick-Up Fee		\$0	\$360	
<b>Total</b>		\$3,070	\$2,429	\$641
<i>If 70% of CETC is applied to offset taxes, the savings estimate is:</i>				\$664
<i>If 100% of CETC is applied to offset taxes, the savings estimate is:</i>				\$674

South Nyack Homeowner - Estimated Fiscal Impact				
Home with \$195,000 Assessed Value				
	Assessed Value	Current Village and Town Tax Bill	Post Dissolution Town Tax Bill (No CETC)	Estimated Savings
Assessed Value	\$195,000			
Est. Property Tax Payment		\$3,991	\$2,690	
Est. Refuse Pick-Up Fee		\$0	\$360	
<b>Total</b>		\$3,991	\$3,050	\$941
<i>If 70% of CETC is applied to offset taxes, the savings estimate is:</i>				\$971
<i>If 100% of CETC is applied to offset taxes, the savings estimate is:</i>				\$984

South Nyack Homeowner - Estimated Fiscal Impact				
Home with \$331,000 Assessed Value				
	Assessed Value	Current Village and Town Tax Bill	Post Dissolution Town Tax Bill (No CETC)	Estimated Savings
Assessed Value	\$331,000			
Est. Property Tax Payment		\$6,773.90	\$4,566	
Est. Refuse Pick-Up Fee		\$0	\$360	
<b>Total</b>		\$6,774	\$4,926	\$1,848
<i>If 70% of CETC is applied to offset taxes, the savings estimate is:</i>				\$1,899
<i>If 100% of CETC is applied to offset taxes, the savings estimate is:</i>				\$1,921

***Village Residents - How to calculate your estimated property tax savings***

Divide the assessed value of your home by the number by 1,000 and multiply it by \$13.80. This will be an estimate of your new Town tax. (In addition you will also be responsible for private refuse pickup at approximately \$360/year and have to add this to your estimated tax.) Compare this new estimated Town tax to your current combined Town and Village property tax bills. You can then determine the difference between the new estimate and your prior Town and Village taxes. Alternatively you can estimate a 30-32 percent reduction in your tax (town and village combined), then add the \$360.

Please remember, these are estimates only and are based on a full year implementation and calendar year 2022 is a transition year. The 2022 January Town tax bill will be greater but there will be no Village tax bill in June of 2022.

## II. Introduction

### Overview of the Dissolution Process

The New N.Y. Government Reorganization and Citizen Empowerment Act (Article 17-A of the General Municipal Law) provides a process for voters to petition for a public vote on consolidating or dissolving their local government. The dissolution process is required to follow the Voter-Initiated timeline outlined in General Municipal Law Article 17-A (see flow chart to the right).

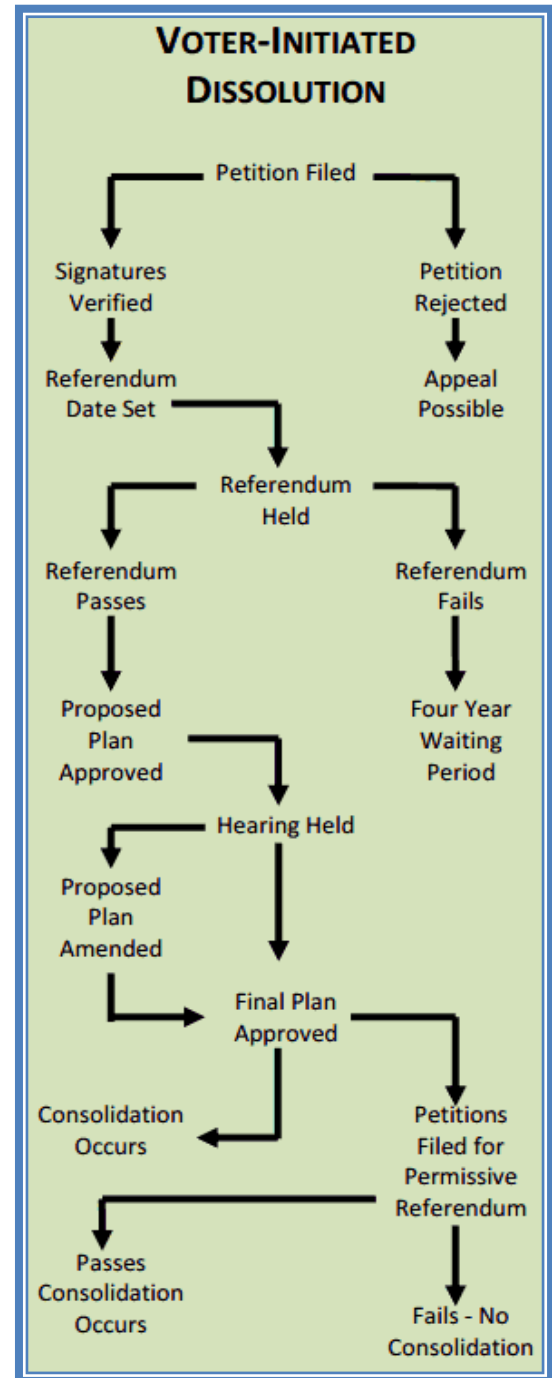
On August 14, 2020, the electorate of the Village of South Nyack submitted a petition for dissolution in accordance with General Municipal Law Article 17-A. On August 24, 2020, the Village Clerk reviewed and certified the petition. The Village Board passed a resolution that called for a referendum on the proposed dissolution by the electors to be held on December 17, 2020.

On December 17, 2020, the referendum for dissolution was approved by a majority of the qualified voters of the Village of South Nyack. The referendum passed with a 508 vote of “yes” for dissolution to a 292 vote of “no” for dissolution. As required by state law, the Village Board met to discuss the dissolution process on December 18, 2020.

As a result of the majority vote by the Village electorate in favor of a dissolution, the Village Board is required to prepare and adopt an elector initiated Dissolution Plan. The Village Board is required to develop and accept a proposed Dissolution Plan within 180 days of the December 18, 2020 meeting of the Village Board of Trustees. The Village Board developed and accepted a proposed Dissolution Plan on June 8, 2021.

No later than 5 business days after accepting an elector initiated Dissolution Plan, the Village Board of Trustees must:

- Cause a copy of the proposed Dissolution Plan, along with a descriptive summary thereof, to be displayed and readily accessible to the public for inspection in a public place or places within the Village.
- Place on the Village website a copy of the proposed Dissolution Plan, along with a descriptive summary thereof, and a reference to the public place(s) where a copy of the plan can be examined.



Source: The New NY Government Reorganization & Citizen Empowerment Act: A summary of the process for consolidation and dissolution, NYS DOS, June 2009

- Arrange to be publicized a descriptive summary of the proposed Dissolution Plan and a reference to the public place or places within the Village where a copy can be found, at least once each week for four successive weeks in a newspaper having a general circulation.
- Arrange to have the proposed Dissolution Plan mailed by certified and/or registered mail to the Town Supervisor in Orangetown.

The Village Board of Trustees shall set a time and place for one or more public hearings on the proposed Dissolution Plan to be held no less than 35 days and no more than 90 days after the approval of the proposed Dissolution Plan by the Village Board. The Village shall provide notice of the public hearing(s) in a newspaper having general circulation within the Village and on the Village website not less than 10 days and not more than 20 days before the date of the public hearing.

The Village of South Nyack caused all of the above actions to be taken. Upon completion of the public hearing, the Village Board may amend the Dissolution Plan and must adopt the final Dissolution Plan within 60 days of the final public hearing.

Within 5 business days after amending the Dissolution Plan, the Village Board shall:

- Cause a copy of the amended version of the Dissolution Plan, along with a descriptive summary thereof, to be displayed and readily accessible to the public for inspection in a public place with in the Village; and
- Cause to be placed on the Village website the amended version of the Dissolution Plan, along with a descriptive summary thereof, and a reference to the public place with the Village where a copy can be examined.

If within 45 days after the Dissolution Plan is finalized, a petition for a permissive referendum containing signatures from not less than 25% of the registered voters of the Village is filed with the Village Clerk, a second vote will be held to determine whether the majority of Village voters approve the implementation of the Dissolution Plan.

If, after 45 days after final approval of the Dissolution Plan by the Village Board, no petition is filed and certified, the Dissolution Plan shall take effect.

The timetable on the next pages summarizes the steps and critical timeframes.

South Nyack Voter-Initiated Dissolution Plan Potential Timeline		
	Minimum	Maximum
Referendum Vote held:	Thursday, December 17, 2020	
Village Board Meeting was held:	Friday, December 18, 2020	
Public Informational Sessions	March 4, 2021 and June 2, 2021	
<i>Within 180 days of such meeting, the Village Board must prepare and approve a proposed elector initiated Dissolution Plan as outlined in Article 17-A, Title 3 §782(2).</i>		
Village will meet to review plan, and approve it by resolution:	Tuesday, June 08, 2021	
<i>No later than 5 business days after the plan is approved, the approved Dissolution Plan must be displayed on a website and readily accessible to the public, publish a summary of the proposed Dissolution Plan <u>at least once a week, for four successive weeks</u>, and mail a certified or registered mail copy Town. See Article 17-A, Title 3 §783.</i>		
Proposed Plan must initially be posted no later than:	Sunday, June 13, 2021	
<i>Hold public hearing(s) on the proposed Dissolution Plan. These hearings may be held <u>no less than 35 days and no more than 90 days</u> after the proposed Dissolution Plan is approved. The public hearing (s) shall be held on notice of at least 10 days, but not more than 20 days, published in a newspaper and displayed on the Village website. See Article 17-A, Title 3 §784.</i>		
Tentative Date for Public Hearing :	Wednesday, July 21, 2021	
Public Notice (10-20 days):	Thursday, July 01, 2021	Sunday, July 11, 2021
<i>After the final Public Hearing, the Village Board may amend the Dissolution Plan. See Article 17-A, Title 3 §784(3). The Village Board must approve the Final Amended Plan within 60 days of the close of the last public hearing. (See Article 17-A, Title 3 §784(3). The minimum and maximum approval dates would be:</i>		
Adoption within 60 days from public hearing. The minimum and maximum dates are:	Wednesday, July 21, 2021	Saturday, September 18, 2021
<i>No later than 5 business days after approving the proposed Dissolution Plan, the Village Board shall cause a copy of the plan, along with a descriptive summary thereof, to be displayed and readily accessible to the public for inspection in a public place or places; and displayed on the Village's website, town and/or county in which the entity is located. (See Article 17-A, Title 3 §784(4 a and b))</i>		
The Final Plan must be posted within 5 days:	Monday, July 26, 2021	Thursday, September 23, 2021
If no Petition filed within 45 days, the Dissolution Plan is in effect and no further action required.	Saturday, September 04, 2021	Tuesday, November 02, 2021
<i>Petition for Permissive Referendum must be received within 45 days after the Village Board approves the final plan:</i>		
Petition submission for a referendum must be submitted within 45 days of Village Board approval.	Saturday, September 04, 2021	Tuesday, November 02, 2021
Petition signatures must be validated by the Village Clerk within 10 days of submission	Tuesday, September 14, 2021	Friday, November 12, 2021
Village Board must enact a resolution calling for a referendum within 30 days of Clerk's validation of the petition:	Thursday, October 14, 2021	Sunday, December 12, 2021
<i>Referendum Vote must be held <u>not less than 60, or more than 90 days</u> after the enactment of the resolution calling for the referendum. See Article 17-A, Title 3 §785(5). Notice of the Referendum shall be published in a newspaper having general circulation within the Village at least once a week, for four successive weeks. The notice shall include items outlined in Article 17-A, Title 3 §785(6).</i>		
Referendum Vote (Minimum Date) in no less than 60 days:	Monday, December 13, 2021	Thursday, February 10, 2022
Referendum Vote (Maximum Date) scheduled in no more than 90 days:	Wednesday, January 12, 2022	Saturday, March 12, 2022
<i>Note: Dates in blue have been set. The dates in pink represent the minimum date. Dates in yellow present the maximum timetable provided within the law for each specific action. The time tables for the dates in yellow could occur earlier and, if so, the timetable would need to be revised for each subsequent event.</i>		

## **South Nyack Collaborative Dissolution Plan Development Process**

Article 17-A requires the Village Board to develop and approve a Dissolution Plan; however, in reality, the decisions related to what services, how they will be delivered and how they will be paid for ultimately rest with the Town of Orangetown. The Village Board established a Dissolution Plan development process that recognized the important role of the Town in the future of Village residents and the municipal services they will receive going forward.

As such, the Village Board and the Town Board agreed to work together on the development of the Plan. The Village Board established a Dissolution Plan Steering Committee comprised of two members of the Village Board, two members of the Town Board and a citizen representative. In addition to the Steering Committee, four (4) subject matter sub-committees were established to define services, service delivery, staffing and other resource needs. Each subcommittee included one representative of the Village and Town Boards, relevant Village and Town department heads and staff and other subject matter experts. The sub-committees reviewed the operations of both the Village and Town and then developed and provided a summary of the anticipated services, service delivery model and resources needed to the Steering Committee. The Steering Committee and four sub-committees meeting dates included:

- Steering Committee: February 18; March 10; March 31; May 26; July 7
- Public Works (includes parks): February 25; March 4
- Land Use Planning, Zoning, Building Administration and Enforcement: March 2; March 25
- Police/Justice Court: February 24; April 6
- Administration and Finance: March 1; April 13
- Meeting on Civil Service: March 24
- Meeting on Village Records: April 15

The dissolution planning process considered the following critical questions:

- What services are delivered by the Village of South Nyack and the Town of Orangetown today?
- What services currently performed by the Village will be continued to be provided by the Town?
- Will Village services be changed in some manner or eliminated?
- How will dissolution potentially affect existing Village employees?
- What are the potential property tax implications of dissolution?
- What are liabilities and assets of the Village and what are their values? What is the plan for disposition of these liabilities and assets?
- What are the financial obligations of the Village, and how will these obligations be managed and financed by the Town?
- What is the effective date of the dissolution?

## **Planning Process Transparency**

Ongoing communication with Village residents was a critical Plan development element. Significant efforts, beyond the legal requirements, were made to keep residents informed and to include citizen representation as part of the process. The process for Plan development as outlined in Article 17-A requires one Public Hearing after the approval of the Proposed Dissolution Plan and preceding the adoption of the

final Plan by the Board of Trustees. The Village of South Nyack initiated and carried out the following citizen access and input opportunities during the development of the Plan:

- Citizen representation on the Steering Committee, the Police and Justice Court Committee, the Public Works Committee and the Land Use Committee.
- On-line access to video of Steering Committee and sub-committee Meetings.
- Hosted an initial Public Informational Meeting on March 24, 2021.
- Hosted 8 hours of office hours for citizens to provide input and/or obtain clarifications or ask questions.
- Hosted a second Public Informational Meeting on June 2, 2021 prior to the Village Board meeting to approve the Proposed Dissolution Plan.
- Public Hearing held on the proposed dissolution plan on July 21, 2021.
- Project website with a link for questions and a FAQ Section.

### III. Situational Overview

Population, population densities, and other demographic, socioeconomic and geographic attributes influence levels of service and play a key role in how operational costs may vary from community to community. **Table 3: Municipal Characteristics Summary** displays features of the Village of South Nyack and the Town of Orangetown. The Village and Town are located in Rockland County north of New York City on the western side of the Hudson River. **(Appendix A: Town of Orangetown and Village Of South Nyack Location Map)**

**Table 3: Municipal Characteristics Summary**

Table 3 Municipal Characteristics Summary		
	Village of So. Nyack	Town of Orangetown
Population (2019 estimate) <sup>1, 2</sup>	3,387	49,833
Land Area (square miles) <sup>3</sup>	0.6	24.1
Population per square mile, 2010 <sup>4</sup>	5,645	2,042
Households (2015-2019 ACS)	1,327	17,711
Median household income (2015-2019 ACS)	\$105,114	\$108,074
<i>Notes:</i>		
1. Per US Census: Vintage 2019 Population Estimates		
2. Per US Census American Community Survey (ACS) 2015-2019		
3. Per US Census - the Town figure for 2010		
4. Village population density factor uses population estimate data from ACS website.		

As shown in Table 3, as estimated for 2019, there are 3,387 residents in the 0.6 square mile land area in the Village of South Nyack. The estimated Town population in 2019 was 49,833 residents and the Town’s land area is approximately 24.1 square miles (inclusive of four incorporated villages). Orangetown has a lower population density than the Village at 2,042 per square mile in the Town, and 5,645 persons per square mile in the Village.

Median household income data from the American Community Survey shows Town household incomes slightly above the medium household incomes in the Village. It is important to note that demographic and socio-economic data depicted for recent points involves some estimates since the US Census direct counts of population are collected on a ten-year basis and the most recent direct counts data available are for 2010 since 2020 population counts data are not yet available. The data depictions in this table also do not take into account any approved, proposed, or pending development projects that may have occurred following the 2010 base data points which are used in the estimations.



## IV. Plan Summary

### Required Dissolution Plan Elements

In accordance with General Municipal Law (GML) Article 17-A §774, the Village of South Nyack as the governing body may, by resolution, endorse the Dissolution Plan to commence dissolution implementation under this article. As required, this document sets forth a plan for the dissolution of the Village of South Nyack as developed by the Dissolution Study Steering Committee and accepted by the Village of South Nyack Village Board of Trustees, which hereby includes the following:

**a) The name of the local government entity to be dissolved:**

The Village of South Nyack, New York.

**b) The territorial boundaries of the entity:**

The Village of South Nyack has a total area of 1.7 square miles of which approximately 0.6 square miles is land area and is located wholly within the Town of Orangetown, Rockland County, New York. The Village is located in the north-east portion of the Town along the Hudson River.

**c) The type and/or class of the entity:**

The type of entity is a Village as defined in New York State Village Law.

**d) A fiscal estimate of the cost of dissolution:**

**One-time Transition and Implementation Costs**

Dissolving a Village government and ramping up a Town government to assume the services is a significant undertaking. There will be associated one-time costs associated with these transition and initial implementation activities. Preliminary estimates are in the range of \$150,000 to \$200,000 depending on what is finally determined is needed and what can be accomplished in-house. Examples include, but are not limited to legal and consultant services to facilitate the transition; temporary fiscal consultant services to close out Village financials; financial audits; asset appraisals; sale and liquidation of assets; records digitization; moving expenses and one-time equipment and software costs.

The Town and Village are eligible for Citizen's Re-organization Empowerment Grant (CREG) funds that can be used to support transition and implementation costs. It is unclear at this time as to whether the Town and Village are both eligible for a \$50,000 transition/implementation grant or whether they are only eligible for a single \$50,000 grant. In previous years, both the Village and Town were eligible for \$50,000 in implementation funding. In addition, the Town has the option to use up to 30% of its annual CETC funds to support costs associated with the implementation phase. The funds could be used, for example, to purchase equipment, vehicles, software, hardware or temporary professional services needed to facilitate the implementation of expanded Town services into the Village.

**Impact on Property Taxpayers Post Dissolution**

Based on the input from the Village Board of Trustees, the Dissolution Plan Steering Committee and subcommittees, a set of post dissolution conditions were developed that outline the services and general service delivery models that may be used to serve the South Nyack community. The property tax impact on the taxpayers in the Village of South Nyack and the Town taxpayers was then modeled to give a projected snapshot of the fiscal impact. The following is a summary chart of the potential property tax impact based on the assumptions outlined in this Plan:

PROJECTED DISSOLUTION IMPACT – APPROXIMATE PROPERTY TAX RATE CHANGES			
		HOMESTEAD	NON - HOMESTEAD
<b>No CETC</b>	South Nyack Taxpayer	Down 32.6%	Down 2.6%
	Town outside Village (not South Nyack)	Remain the Same	Up 1.7%
	Town-wide Only Taxpayer	Up 0.2%	Up 0.2%
<b>70% CETC</b>	South Nyack Taxpayer	Down 33.4%	Down 3.9%
	Town outside Village (not South Nyack)	Down 1.2%	Up 0.2%
	Town-wide Only Taxpayer	Down 5.4%	Down 6.2%
<b>100% CETC</b>	South Nyack Taxpayer	Down 33.7%	Down 4.5%
	Town outside Village (not South Nyack)	Down 1.8%	Down 0.5%
	Town-wide Only Taxpayer*	Down 7.8%	Down 9.0%

\* Note: For Town-wide Only Taxpayer, the rate changes reflect Town rate only and not the Village rates which vary by Village.

e) Any plan for the transfer or elimination of public employees:

The Village and Town worked collaboratively together to identify needed positions post dissolution. The Town of Orangetown identified the need for eleven full time positions and a temporary financial position or consultant to close out the Village finances. Orangetown representatives indicated throughout the Plan development process that to the extent positions are needed and the South Nyack employees are eligible for the positions, every opportunity will be afforded the South Nyack employees to seek employment with the Town.

- Orangetown representatives identified a need to hire five law enforcement staff providing an opportunity for employment for Village Department staff. Orangetown will follow the required provisions of Section 70 of New York State Civil Service Law and the Rockland County Police Act in the transition of the employees.
- Orangetown representatives identified the need for two Mechanical Equipment Operator IIs, a parks grounds worker, a building inspector, an administrative support staff position for land use operations and a Deputy Town Clerk position. In addition, the Town will temporarily need to employ finance staff to assist with the close out of the Village’s accounts and prepare the required Federal and New York State reports on behalf of the Village. It is the intention of the Town to afford the Village employees the opportunity to seek employment with the Town; however, the Town must consider relevant civil service rules and existing labor contract provisions.

The creation of all positions is subject to legislative action by the Town Board and the final job descriptions, salaries and benefits will follow current Town policies.

f) **The entity's assets, including but not limited to real and personal property, and the fair value thereof in current money of the United States:**

The Village of South Nyack’s primary assets include real and personal property, buildings, vehicles and equipment and potentially a limited level of fund balance. See **Section VI. Disposition of Assets** of this Plan for detailed listing and the preliminary estimated value of Village assets.

It is the intention of the Village to sell two of its improved properties- Village Hall and the Public Works facility- by public auction and to transfer its Fire House to the Nyack Joint Fire District for a negotiated price. The balance of the properties are park and open space and it is the plan to transfer them to the Town to maintain as park and open space.

Similarly, the Village vehicle fleet and equipment inventory will be sold to offset any outstanding liabilities. The Village is working with Town of Orangetown to identify the equipment it is interested in purchasing. All remaining vehicles and equipment will be sold to other municipalities and/or through public auction. Should assets be sold after dissolution, proceeds will be placed in escrow to offset outstanding village liabilities.

Any remaining fund balance will also be used to offset outstanding liabilities. The liquidated Village assets sold prior to or after dissolution will be placed in escrow. The Town will manage the escrow and use the funds to offset outstanding Village liabilities that remain at the time of dissolution.

**g) The entity's liabilities and indebtedness, bonded and otherwise, and the fair value thereof in current money of the United States:**

**Section VII. Disposition of Liabilities, Fund Balances and Indebtedness** provides an in depth review of the estimated liabilities of the Village of South Nyack and the following is a summary of that review:

- As of 3/31/22, it is estimated that the Village will have outstanding bond principal and interest totaling \$791,017. *Note:* This amount may be reduced by the application of any liquidated assets to the payment of debt prior to the dissolution date.
- The Village recently purchased street light fixtures from Orange and Rockland Utility and engaged in an improvement project to convert street light infrastructure to LED lighting through a contract with the New York State Power Authority. It is anticipated that approximately \$241,414 of cost, including financing will remain as of 3/31/22.
- The Village has outstanding liabilities for uncompensated absences and unused vacation days with a preliminary cost estimate of \$40,000.
- The last financial report dated 5/31/20 reported that the Village had a positive fund balance. The Village must close its 2020/2021 and 2021/2022 fiscal years to determine the final level of fund balance. Should there be a negative fund balance, the liquidation of other assets can be used as an offset. Should there be any outstanding debt at the time of dissolution, it will become the financial burden of the “legacy district”.
- One liability, the retiree health insurance benefits, will be ongoing and at a level that cannot be offset by the sale of assets. Currently the annual cost of this liability is approximately \$196,000. This Plan provides for the Town to establish a legacy district/fund to levy taxes from the property owners of the area currently known as the Village of South Nyack. Should there be any additional value of the liquidated assets, those funds will be used to offset this ongoing liability. Outstanding liabilities will become the financial burden of the “Village Legacy District.”

**h) Any agreements entered into with the Town in which the entity is situated in order to carry out the dissolution:**

The Village and Town have worked together to create a fair and implementable Dissolution Plan. The Dissolution Plan was developed by Village and Town liaisons with the best interest of all residents in the Village of South Nyack and Town of Orangetown. It is anticipated that the Town and Village will enter into an inter-municipal agreement for the Town to provide police services and possibly public works services to the Village for a multi-month period preceding the dissolution in order to provide for continuity of services to Village residents during the transition.

**i) The manner and means by which the residents of the entity will continue to be furnished municipal services following the entity's dissolution:**

All primary services currently provided by the Village, other than garbage and recycling pick-up, will be provided by the Town of Orangetown post dissolution. This includes maintenance of streets and sidewalks, snow and ice control, leaf and brush pick up, parks maintenance, Planning and Zoning Board of Appeals operations, building inspector, police and justice court services. Service delivery models; however, will have distinctions from the current Village delivery expectations and models. **Section VI. Dissolution of Government Services, Function and Employees** provides a detailed overview of current operations and anticipated conditions post dissolution including changes in service delivery.

Water services provided by the Village of Nyack, Fire Services provided by the Nyack Joint Fire District, sewer services provided by Orangetown and library services provided by the Nyack Library will all remain intact and will not be impacted by the dissolution. Certain technical actions will be necessary relative to the Nyack Joint Fire District prior to dissolution.

**j) Terms for the disposition of the entity's assets and the disposition of its liabilities and indebtedness, including the levy and collection of the necessary taxes and assessments therefore:**

Upon liquidation of Village assets, the proceeds will be placed in an escrow account to be established and managed by the Town to be held for the purpose of funding outstanding Village liabilities. These liquidated assets will be used in the first instance to pay for any outstanding accounts payable of the Village, debt service, street lighting project costs, payout of uncompensated balances and accrued vacation days to employees. Should there be any remaining assets, they will be applied to offset the long term retiree health liability.

As described above, a Village Legacy District will be created to cover the Village long term liabilities that will exceed the value of the liquidation of Village assets.

**k) Findings as to whether any local laws, ordinances, rules or regulations of the entity shall remain in effect after the effective date of the dissolution or shall remain in effect for a period of time other than as provided by GML Article 17-A §789:**

Pursuant to GML Article 17-A §789, all Village local laws, ordinances, rules or regulations, in effect on the date of dissolution shall remain effective for a period of up to two years following dissolution or until such time as the Town board shall adopt, repeal or integrate such laws into the Town code. Such local laws, ordinances, rules or regulations shall be enforced by the Town within the limits of the dissolved Village as if they had been duly adopted by the Town Board.

It is anticipated that at the time of dissolution, the Town will integrate critical sections of the Village Zoning Law into to the Town Code; reflecting the uniqueness of the Village's historical development. Much of South Nyack was developed prior to contemporary zoning practice. Rather than leaving the Village Zoning Code in force post dissolution, the Town intends to include significant components of the Village Zoning Code into the Town Code at the time of dissolution. This model maintains the important Village Code elements but enables the Town to have one administration and enforcement of its zoning codes. **Section VIII Land Use Policy, Laws and Regulations** of this Plan provides a detailed review of the recommended approach relative to land use policy, administration and enforcement.

There are sections of the Village Code other than land use that have also been identified as potentially beneficial to maintain post-dissolution; however, similar to land use codes, the Town's recommended approach is to integrate these critical sections into the Town Zoning Code so that these codes can be administered and enforced using the Town systems. Examples of Village codes recommended for inclusion in the Town Code include establishing speed limits on certain roads and parking codes. **Section IX. Village Law and Regulations (Other than Zoning)** of this Plan.

**l) The effective date of the dissolution:**

The Village of South Nyack proposes to dissolve effective March 31, 2022.

**m) The time and place or places for a public hearing or hearings on the proposed dissolution plan pursuant to section seven hundred seventy-six of this title:**

The public hearing was held on **July 21, 2021 at 7 p.m.** The public hearing was held at Living Christ Church, 151 S. Broadway, South Nyack.

**n) Any other matter desirable or necessary to carry out the dissolution:**

None identified.

**Effective Dissolution Date**

The Village of South Nyack will dissolve effective **March 31, 2022.**

**Public Hearing on the Dissolution Plan**

The public hearing was held on **July 21, 2021 at 7 p.m.** The public hearing was held at Living Christ Church, 151 S. Broadway, South Nyack.

## **V. Dissolution of Government Services, Functions & Employees**

The following is a summary of all services and functions currently provided to Village residents, their related costs, and the post dissolution conditions for the continued delivery of municipal services to former Village residents upon dissolution.

The dissolution planning process was overseen by a Dissolution Plan Steering Committee and supported by four subject matter sub-committees. Each committee involved both members of the Village Board of Trustees, the Town Board, department heads from both the Town and the Village and other subject matter experts such as the Planning Board and Zoning Board of Appeals Chairs. The committees evaluated current services, service levels and the service delivery systems in the Village and in the Town. From this base of understanding, the Steering Committee, as informed by the subcommittees, developed a framework for the services, functions and resources needed for the Town to provide municipal services to the area currently known as the Village.

Through a series of meetings, the committees reviewed how desired and essential services would be continued for Village residents post dissolution. These committees carefully considered what services, how the services would be delivered and the cost of those services. This included a review of the new costs that the Town will incur and a recommended course of action.

The proposed post dissolution conditions outlined in this report represent a favorable and effective way to implement Village dissolution. The committees balanced the goal of maintaining services, the community character, and quality of life that is valued by the Village with the fair and equitable services that are available to and enjoyed by all Town residents. The report outlines the manner and means by which Village residents will continue to be furnished municipal services upon dissolution and the plan for employment opportunities for Village employees with the Town of Orangetown in accordance with GML Article 17-A §774(e) & (i).

As stated earlier, post dissolution, all decisions related to services, service levels and the service delivery systems needed to serve the area currently known as the Village of South Nyack rest with the Town of Orangetown. It is anticipated that the Town budget will include the staff, facilities, services and resources necessary to serve the residents of the former Village of South Nyack. Similarly, all decisions made formerly by the Village Planning Board and Village Zoning Board of Appeals will become the responsibility of the Town Planning Board and Zoning Board of Appeals.

### **Village Mayor and Village Board of Trustees**

The Village is currently governed by an elected Mayor and a Village Board of Trustees made up of four members. The Mayor and Trustees are currently responsible for setting all policy and for overseeing all Village operations, including finances, staff, and the use of Village property and equipment.

***Post Dissolution Conditions:***

The Town Supervisor and Town Board will assume all governing responsibilities for the area formerly known as the Village of South Nyack.

### **Central Services**

The Village employs an appointed full time Clerk and a full time Deputy Clerk. The Clerk's Office is responsible for maintaining Village files and records, property tax preparation, billing, and collection, payroll, birth and death certificates, human resources and insurances, taking minutes of Board of Trustees meetings, preparing public notices for all Board and Committee meetings, fielding phone calls, emails, walk-



## V. Dissolution of Government Services, Functions & Employees

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in requests, and for information on all Village services. The Deputy Clerk assists the Clerk in completing Clerk functions and in addition, more than half of the position's time is allocated to administrative support to the Building Inspector's Office and the Planning Board and Zoning Board of Appeals.

The Treasurer and Deputy Treasurer are part time positions and are responsible for maintaining the Village's financial records, assisting in the development and managing the Village budget and are responsible for accounts payable and receivable and providing technical assistance to the Mayor and Board of Trustees. The Village has a part-time Village Attorney and Deputy Attorney. In addition, the Village has a part-time attorney assigned to the Planning Board and Zoning Board of Appeals and the South Nyack-Grand View Joint Police Department had a part-time attorney.

### ***Post Dissolution Conditions:***

The Village dissolution eliminates the Village Clerk, Deputy Clerk, Treasurer, Deputy Treasurer and the various Village Attorney positions. Administrative activity in the Town is anticipated to increase and an additional position is assumed in the Town Clerk's Office and one in the Building, Zoning, Planning, Administration and Enforcement Department.

The Town Finance Department shall absorb the fiscal functions; however, temporary financial support will be needed for a period up to one year to close out Village finances and prepare the necessary reports to the Federal and New York State governments.

The Town Attorney's Office will be responsible for all legal matters. A small increase in cost was assumed in the Town Attorney's budget to cover the increases general government, land use and prosecution services. The need for the Joint Police Board attorney will end prior to dissolution due to the end of the Joint Police Department.

### **Refuse Collection.**

The Village of South Nyack competitively bids and contracts with a refuse vendor for the collection of refuse and currently funds this service through the Village budget. The cost in 2020/2021 was \$270,000. As a result of the dissolution, the bid for the service for 2021/22 increased to \$308,160.

Residents in Orangetown contract with and pay private haulers directly for refuse collection services. The rates are set by the Town Sanitation Commission and the current average cost in the Town is approximately \$360 per year. The cost includes twice weekly pick-up for refuse and once a month bulk pick-up service including white goods. The Town pays for recycling pick-up once per week.

### ***Post Dissolution Conditions:***

Post dissolution, the Village residents will contract with private haulers. This cost will no longer be included in the property tax rates and the estimated \$360 annual fee will be a direct payment by South Nyack residents to the private vendor.

### **Department of Public Works**

The Village of South Nyack has a three person public works department including a DPW Superintendent, a MEO II and a Laborer. The Department is responsible for the maintenance and snow and ice control of the Village's 8.41 mile road system. In addition, the department provides snow and ice control of ¾ of a mile of sidewalks abutting Village properties. During a typical snow and ice event, the Village operates three runs and can complete each run within 1.5 to 2 hours. Due to the narrow streets and limited off street parking in

the Village, after the streets are plowed, it is typical that all streets east of the Thruway to the Hudson River have the snow removed in order to provide access particularly for emergency vehicles. In heavy snow storms, over 10-12 inches, the department will also remove snow from the streets west of the Thruway. The Village Public Works Department also provides brush pick up twice a week from March through mid-October, white goods pick up twice a week, leaf pick up daily from mid-October through mid-December and daily for two weeks in early spring.

**Table 4: Road Centerline Mileage**, provides a summary of road mileage and ownership makeup for both the Village and the Town road systems. The Village maintains 8.41 miles and the Town maintains 137.43. Absorption of the Village roads represents approximately a 6% increase. **Appendix B: Listing of Municipal Roads** provides an inventory of the existing Village Roads that will become the responsibility of the Town of Orangetown.

**Table 4: Road Centerline Mileage**

Road Centerline Mileage			
	(V) South Nyack	(T) Orangetown	Combined
Total Centerline Mileage	8.41	137.43	145.84
<i>Source: New York State Department of Transportation Highway Inventory 2019</i>			

In addition, the Village Department of Public Works is also responsible for the maintenance of sidewalks. Staff also provides snow and ice control on sidewalks abutting Village property and also clears sidewalks at the crosswalks. It is important to note that the current Village Code requires property owners to keep sidewalks abutting their property free and clear of snow and ice.

The Village Public Works Department maintains all Village owned parks, trails and recreational areas:

**Franklin Street Park** is the largest of the Village parks and is just over 2 acres. The park includes a recently refurbished tennis court; 1.5 basketball courts; children’s playground; gazebo; rest room facilities and a passive trail that is just under one mile within Village and then meets the trails in Orangetown.

**Elizabeth Place Park** includes one dog park and two small children’s playground areas.

**Broadway Park** is a small pocket park located across from Elizabeth Place Park.

**Gazebo by Village Hall** - There is grass strip that is Village owned with a gazebo across from Village Hall. Public Works maintains the lawn and gazebo which takes up most of its footprint.

**Gesner Ave Pocket Park** is a small pocket park located where Gesner Avenue meets the Hudson River. While small, this pocket park has benches for viewing of the Hudson River.

**Towt Park** recreational area fronts the Hudson River and currently provides limited access to the property for low impact uses by Village residents.

The Village has an active tree committee and in recent years the Village has appropriated \$5,000/year for the purchase of approximately 38 trees/year that are then planted and maintained by the Department of Public Works annually.

**Town Highway Department**

The following provides an overview of the Town Highway service model. The Town Highway Superintendent has indicated that post dissolution of the Village, the Highway Department will provide the



## ***V. Dissolution of Government Services, Functions & Employees***

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same services and service levels to the area currently known as the Village of South Nyack as it does to the rest of the Town.

The Town Highway Department is responsible for the maintenance and snow and ice control of its 137 mile highway system. The Town has 25 plow routes and each plow route covers approximately 7 miles. The Town uses 1 plow per route and it takes approximately 3 hours to complete a route. The Town Highway Department staffing levels are driven by its snow and ice control program. Currently the Highway Department has 48 operators that can support the snow and ice operations. The Department estimates that it will need two additional MEO II positions.

The Town Highway Department is responsible for the maintenance of its sidewalks and for snow removal on sidewalks designated by the Town's Sidewalk Snow and Ice Safety Program. Current sidewalks included in the Sidewalk Safety Plan represent approximately 25 miles of the 150 miles of sidewalks in the Town. These primarily reflect primary routes to schools and sidewalks along major roads. As previously noted, the Town Board will have to identify which Village sidewalks will be added to the Sidewalk Safety Program. Different than the Village, Orangetown Town Code does not require property owners to clear their sidewalks of snow and ice.

The Town Highway Department also provides a green waste pick up program that runs from March through October. The Town is divided into five sections which provides for seven pick-ups per year. The Town also has a resident drop off center accessible through a Town permit. The Town leaf pick-up program operates from mid-October through mid-December and provides pick-up three times per season.

The Town of Orangetown currently manages a shade tree program similar to the Village's program. The Town indicated that it would incorporate the Village of South Nyack's tree management program into its existing program.

Town officials have indicated that operations serving the area currently known as the Village of South Nyack will function from the Town Highway Garage located in Orangeburg. The distance to the Village is less than 30 minutes and is about the same distance from South Nyack as Pearl River, another hamlet served by the Town.

New York State Consolidated Highway Improvement Program funding (CHIPS) would not be impacted by a dissolution. The Town government should receive an amount equivalent to that which the former Town and Village would otherwise have received separately.

### **Town Parks and Recreation**

The Town parks are maintained by Orangetown Parks and Recreation Department. The Town Parks system includes 23 individual parks; 30 undeveloped properties they maintain and have varying responsibility for; plus some non-Town owned lands. The team includes a foreman; senior mechanic; four grounds workers and a number of seasonal staff. The Town of Orangetown Park staff conduct plowing and snow removal in the parks facilities, including sidewalks.

Based on the review of the Village Parks, the Town leadership recommends the addition of one grounds worker (laborer) to maintain the Village Parks and open space to the standard of the Town Parks.

## V. Dissolution of Government Services, Functions & Employees

### *Post Dissolution Conditions:*

Post dissolution the Town Highway Department will assume the Village road system and will be responsible for the maintenance of and snow and ice control of the Village roads and will provide leaf pick up and green waste pick up in the Village. The Town will provide the same services and service levels as provided to the rest of the Town serviced by the Highway Department. The Town Parks and Recreation Department will assume responsibility to maintain the Village parks and green space. The following is a summary of the current Village services and the anticipated services post-dissolution.

Service	Village Current	Post Dissolution
Snow Plow	1.5 to 2 hour run.	3 hour run.
Snow Removal	After snow plowing, snow is removed on streets east of the Thruway to the Hudson River as needed. In storms with more than 10-12 inches, snow is removed from streets west of the Thruway as needed.	After plowing, the Town currently removes snow in business districts only. The Town will be reviewing the South Nyack issue of narrow streets, parked cars and snow to determine best course of action.
Yard Waste Pick-Up	Pick up 2 times/week.	During the period: 3/2-10/30, there will be 7 pickups on a five week rotation.
Leaf Pick Up	Daily pick up 10/15-12/15 and loose leaf pick up is done for 2 weeks each spring.	3 pick-ups during the period: 11/1-12/20.
Sidewalk Snow Removal	Only plow crosswalks and in front of Village owned properties.  Property Owners are responsible for snow and ice control.	The Town maintains 150 miles of sidewalks and snow plows certain sidewalks (25 miles) that meet the Town Sidewalk Safety Program criteria. Priorities include sidewalks along major roads and pathways to schools. The Town will determine Village sidewalks for inclusion in Sidewalk Safety Plan.  Residential property owners are not required to provide snow and ice control on sidewalks.
Refuse & Recycling	Refuse pick up 2 times/week Recycling 1 time/week	Refuse pick up 2 times/week by private carter. Recycling 1 time/week by carter paid by Town.
White Goods	Pick up 2 times/week.	Private carters pick up 1 time/month.
Bulk Items	Pick up 2 times/week	Private carters pick up 1 time/month.

### **Police Services**

The Police and Justice Court Subcommittee was initially formed to understand the operations of the South Nyack-Grand View Joint Police Department and the Orangetown Police Department. During the planning process, the Village of Grand View-On-Hudson decided to end the joint police force effective 5/31/21 and as such, the planning process also involved discussions relative to the early transition of and contracting of police services, as of 1/1/22. In addition, the subcommittee was tasked with identifying the post dissolution program delivery, technology, staffing, personnel and vehicle and equipment issues that need to be addressed as part of the dissolution plan.

#### **Current Situation**

The Village of South Nyack entered into an inter-municipal agreement with the Village of Grand View-On-Hudson in 1982 to create the South Nyack-Grand View (SNGV) Joint Police Department to serve both Villages. Prior to the joint department, both South Nyack and Grand View-On-Hudson had their own departments.

The December 2020 decision to dissolve the Village of South Nyack automatically results in the dissolution of the Joint Police Department effective with the date of dissolution. In response, the Village of Grand View-On-Hudson has determined that it will terminate the Joint Police Department agreement effective May 31, 2021 so that it may enter into an inter-municipal agreement with the Village of Piermont for joint police services.

The historical relationship with Grand View-On-Hudson and the timing of the termination of the agreement added complexity to the dissolution planning and transition work related to police services. First, the Village of South Nyack had to plan and adjust police services and its budget effective June 1, 2021 and implement a new service delivery model all the while planning for dissolution of Village-delivered police services.

The Village of South Nyack and the Town of Orangetown came together and developed a solution that addresses the interim need for police services and creates a smooth transition to Town police coverage. For the period from 6/1/21 -12/31/21, the Village of South Nyack will operate its own Police Department. Effective 1/1/22 - 3/31/22, the Town Police Department will provide police services to the Village of South Nyack through an inter-municipal agreement. It is recommended that, should the Village Police Department lose staff and not be able to perform police service before January 1, 2022, the inter-municipal agreement have an escalation clause that enables Orangetown to provide services sooner. This stepped approach to the Town assuming police services also minimizes the negative fiscal impact on Village taxpayers and provides for a planned and staged transition to Orangetown service delivery. Effective 4/1/22, the Town assumes all responsibilities for Village police services.

South Nyack and Grand View have shared annual operating costs, assets and liabilities on a proportional basis since the establishment of the joint force. (76.5% South Nyack and 23.5% Grand View-on-Hudson) The dissolution requires reconciliation of assets and liabilities involving both Villages. The provision of retiree health benefits is the most significant long term liability. This is a shared expense and a mechanism for the continued sharing will need to be developed between the two Villages and then managed by Orangetown.

The following provides an overview of the historical South Nyack-Grand View Joint Police Department, an overview of the Orangetown Police Department and a review of the post-dissolution issues and potential service models.

#### **South Nyack-Grand View Joint Police Department**

The South Nyack-Grand View Joint Police Department was overseen by an Administrative Board. The Board was comprised of the Mayors of both Villages, two designated Trustees from South Nyack and one designated Trustee from the Village of Grand View-On-Hudson.

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The Joint Department patrolled 1.9 square miles comprised of a combined population of approximately 3,600 residents. The department operates 24 hours/day, seven days a week. There were five full time staff positions filled, one full time vacancy and 11 part-time positions as of May 31, 2021. They included:

- 1 Chief of Police
- 1 Sergeant (provisional)
- 3 Police Officers and 1 vacant police officer position
- 10 part-time police officers
- 1 part-time dispatcher

The Department historically provided patrol coverage for both Villages, comprised primarily of residential neighborhoods. Coverage also included the Nyack Middle School and the former Nyack College campus. A combination of full time and part-time police officers was used to provide 24/7 patrol coverage. The Department provided a Student Resource Officer in the Nyack Middle School two days per week pursuant to a service agreement.

Orangetown Police Department already receives and dispatches Village of South Nyack landline emergency calls. The Rockland County Sheriff's Department receives and dispatches all wireless calls in the Town of Orangetown including the Village of South Nyack. As such, no material changes will occur relative to emergency call answering or dispatching. The South Nyack-Grand View Joint Police Department had part time dispatch civilian personnel for local daytime walk in and non-emergency calls and these services will no longer be needed post dissolution.

The Department's electronic police records have been a part of the Rockland County CAD/RMS system (Spillman) since 2018. Prior to this system, South Nyack used the SJS system for electronic records management. South Nyack continues to maintain records for the period 2004 – 2018 in the SJS System and if Orangetown desires to maintain the data, it will either have to maintain the SJS system or convert the data to its system.

The Police Department has a fleet of police vehicles and program and office equipment. That listing of vehicles and equipment is included in **Appendix F: Police Vehicles and Equipment**. The Town of Orangetown has evaluated the fleet and equipment and has identified the vehicles and equipment that it is interested in purchasing. The Town and Village have agreed to work out a fair and reasonable compensation arrangement. The Village of Grand View–On-Hudson has expressed interest in the ammunition and side arms. Any vehicles or equipment not transferred to Orangetown will be sold to other interested municipalities or ultimately placed in a public auction.

The net assets and liabilities of the South Nyack-Grand View Joint Police Department shall be shared proportionately between the two Villages based on the terms of the Inter-municipal Agreement.

### **Town of Orangetown Police Department**

The Town of Orangetown has a police force of 82 budgeted officer positions of which approximately 77 positions are currently filled. The Police Department has a chief, 2 captains, 4 lieutenants and 13 sergeants. The balance are police officers of which 7 officers perform detective functions. The Town Police Department does not employ part time police officers.

The Town police patrol functions are organized into three geographical patrol zones (west side of Town, east side of Town and north side.) In total there are currently eight patrol sectors covering the Town. All police services and patrols are turned-out of the central police station in Orangeburg.

The Town provides a full time School Resource Officer in two school districts.

### **Communications and Police Records**

Both the Town and Village Police Departments utilize the same Computer Aided Dispatch/Records Management System. Receipt of emergency landline and wireless calls will continue to be received and

dispatched as they are currently. It is recommended that the Town and Village work with the County to determine any necessary re-configurations in both the CAD and RMS portions of the system. The Town and Village will need to evaluate the efficacy of continued access to the SJS system for Village police history for the period 2004-2018 and if so, in what format.

### ***Post Dissolution Conditions:***

The Town Police Department will assume full police service responsibilities for South Nyack as of 1/1/22 (prior to dissolution). The Town will provide sufficient resources and personnel to provide police services to the area comprising the former Village of South Nyack. This will include adding additional personnel to the current resources used to cover the eastern section of the Town to account for the expanded coverage area. Patrols shifts will begin and end at the central police station located in Orangeburg.

The Town of Orangetown has indicated a need for five police staff and will offer positions to Village Officers interested in transitioning to the Town work force effective January 1, 2022 or earlier as needed. The Town will follow the necessary Sections of New York State Civil Service Law and the Rockland County Police Act.

The Town and the Nyack School District will need to evaluate and determine the service delivery model for the School Resource Officer and negotiate an inter-municipal agreement.

## **Land Use Planning, Zoning, Building Administration and Code Enforcement**

The Village of South Nyack was developed prior to implementation of contemporary zoning practices, and its current zoning policies reflect this history. **Section VIII. Land Use Policy, Laws and Regulations** of this Plan is dedicated to a review of the existing land use and zoning policies currently in effect in South Nyack and presents potential strategies that the Town may want to consider upon dissolution of the Village. The following outlines the impact on the organizational structures upon dissolution.

### **South Nyack Planning Board**

The Village of South Nyack Planning Board consists of one (1) Planning Board Chair and four (4) Planning Board members. The Planning Board responsibilities include: interpretation, updates, and amendments to the land use regulations and zoning; review and approval of site plans, subdivisions, and variances; and the review of SEQR. The Deputy Village Clerk provides administrative support to the Board. The Village of South Nyack Planning Board will be eliminated. The Town of Orangetown's Planning Board will assume the duties and responsibilities of the Village Planning Board. The Town's Building, Zoning, Planning, Administration and Enforcement Department will continue to provide staff support to the Board.

### **South Nyack Zoning Board of Appeals**

The Village of South Nyack Zoning Board of Appeals (ZBA) consists of one (1) Zoning Board Chair and four (4) Zoning Board members that have the responsibility to make interpretations of the Zoning Law, issue or deny Special Use Permits (with the exception that the Village Board of Trustees is the special permit granting authority for bed-and-breakfast and for private educational campus uses), and issue or deny variances. The Deputy Village Clerk provides administrative support to the Board. The Village of South Nyack Zoning Board of Appeals (ZBA) will be eliminated and the Town's ZBA will assume responsibility for this function. The Town's Building, Zoning, Planning, Administration and Enforcement Department will continue to provide staff support to the Board.

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It is recommended that the Town create a temporary Advisory Committee consisting of former Village Planning Board and Zoning Board of Appeals members to provide advice to the Town boards on issues related to land use and development in the former Village.

### **Building Inspector**

The Village employs a full time Building Inspector to issue permits and conduct all building and fire inspections. Upon dissolution, the function will be performed by the Town Office of Planning, Zoning, Building, Administration and Enforcement. The Village and Town agree that the workload of the current Village Building Inspector requires a full time position and the Town currently does not have the capacity to pick up the workload. This will require an additional Town Building Inspector position.

### **Land Use Records**

The Village land use records are primarily in paper form. The Village uses SAGWIS, an electronic data base and management system, to track its caseloads. Village and Town staff are working collaboratively on the development of a plan for transition of the land use records, both paper and electronic. This includes a determination of the location for the paper files and the optimal method to capture and retain the existing electronic files.

### **Administrative Support**

The Town has identified the need for an additional support staff position for land use functions.

#### *Post Dissolution Conditions*

- The Town Planning Board and Zoning Board of Appeals will assume the responsibilities of their respective Village Boards.
- An Advisory Committee comprised of former members of the Village of South Nyack Planning and Zoning Boards is recommended to provide historical context and technical assistance to the Town Boards relative to the Village of South Nyack Zoning.
- The Town has identified that it will need an additional full time Building Inspector position and a full time administrative support position.
- Town and Village staff are collaboratively planning for the transfer of both electronic and paper land use records.
- See Section VIII for detailed review and recommendations relative to Planning and Zoning policies, codes, rules and regulations.

### **Justice Court**

Justice Courts, Village and Town, adjudicate offenses under penal, vehicle and traffic (V&T), certain New York State laws, civil, and local laws and ordinances. The Town Court will assume the activity formerly under the jurisdiction of the South Nyack Justice Court.

The Town Justice Court currently handles a significantly larger caseload than the Village of South Nyack. As **Table 5: South Nyack and Orangetown Justice Court Caseloads** indicates, the Town Justice Court handled approximately 8,838 cases and the Village Justice Court handled 1,510 cases in 2019. The Village caseload represents approximately 17% of the Orangetown Justice Court caseload.



**Table 5: South Nyack and Orangetown Justice Court Caseloads**

2019 Justice Court Charges		
Cases by Type	South Nyack	Orangetown
Vehicle and Traffic	1085	7637
Penal	40	462
Municipal Laws, Ordinances and Codes – Parking	292	0
Municipal Laws, Ordinances and Codes – Other	59	155
Regulation	1	468
All Other	33	116
<b>Total</b>	1510	8838

*Source: Reported data by Town and Village Courts*

*NOTE: Caseloads reflect total charges.*

The Village Justice Court currently operates with a part-time elected Justice, a part time appointed Assistant Justice and a part-time court clerk. The Town Justice Court operations include two part time Justices and four full time clerks. It is important to note that the Villages of South Nyack and Grand View-On-Hudson have an inter-municipal agreement whereby the Village of South Nyack provides court clerk services for Grand View-On-Hudson. Upon dissolution, this inter-municipal agreement will cease. Grand View-On-Hudson is aware and is making arrangements for the provision of court clerk services.

The Town Justices evaluated the workload increase and indicated that their current operations could absorb the South Nyack cases without an impact on staffing. Both courts use special prosecutors to handle vehicle and traffic cases. The Town Attorney’s Office provides the prosecutorial services in Town Court and will be handling the increase in cases.

The Village and Town Courts should begin to coordinate on the transition as soon as possible and transition new cases as soon as permitted by the Office of Court Administration.

The disclosure, retention and destruction of judicial records, including closed justice court records, is governed by Judiciary Law and rules promulgated by New York’s Judiciary. Pursuant to GML Article 17-A §788(3), all court records of the Village Justice Court must be given to a justice court judge that will be designated by the administrative judge of the Judicial District. The designated judge will have the authority to execute and complete any unfinished business.

It is recommended that multiple months prior to dissolution, the local courts work with the New York State Office of Court Administration (OCA) to facilitate the transfer of electronic records. This is recommended so that the agency can work with the Village Court to reconcile outstanding cases and address technical file issues prior to transfer. In addition, the Office of the New York State Comptroller manages the Justice Fund for all justice courts and communication should be initiated by the Village Court months in advance to coordinate the steps necessary to close out the Village Justice Court activities.

The New York State Office of Court Administration and the Office of the New York State Comptroller will assist the local justice courts to make proper notifications to all relevant law enforcement agencies, the District Attorney, other local and New York State agencies of the dissolution.

***Post Dissolution Conditions:***

The Town Court will assume jurisdiction of cases formerly handled by the Village of South Nyack Justice Court.

All Village Justice Court records must be given to the justice court judge designated by the administrative judge of the Judicial District. The designated judge will have the authority to execute and complete any unfinished business.

Based on an evaluation by the Orangetown Town Court, the Town Court Justices and staff can absorb the Village caseload.

Cost savings will result from the dissolution of the Village Court including salaries and other Village Justice Court operating expenses. The net savings is estimated to be approximately \$60,991, exclusive of fringe benefits.

## **Street Lighting**

The Village of South Nyack illuminates approximately 200 streetlights. **Appendix C: Listing of Village of South Nyack Streetlights** is a preliminary listing of lights provided by the utility company to the Village. The listing of streetlights owned by the Village and a part of the purchase and conversion project will be finalized during the transition phase and prior to dissolution. The listing will be finalized and made a part of the final street light project agreements between the Village and the utility and the Village and NYPA. The Village has recently implemented both a municipal purchase of the lighting infrastructure from the Orange and Rockland Utility Company and a conversion of the street lighting to Light Emitting Diode (LED) through an agreement with the New York State Power Authority (NYPA). The Village has undertaken this initiative in order to reduce the utilization of electricity and to provide for long term reduction of costs.

Post-dissolution, the Town will incorporate the operation and maintenance of the street lights into its existing street lighting program. The Town and Village will coordinate the termination date of the Village maintenance agreement with the corresponding Town takeover of the maintenance of the Village streetlights. The Village plans to finance the streetlight project through a multi-year financing agreement with the NYPA. The liability of the project purchase, construction and lamp conversion costs at the time of dissolution are estimated, based on the preliminary projections provided by the Power Authority to be \$241,414. This liability is the responsibility of the Village of South Nyack and the disposition of this liability is detailed in the Assets and Liability Section of this Plan.

***Post Dissolution Conditions:***

The street lighting infrastructure owned by the Village will be transferred to Orangetown. The Town will incorporate the streetlights into the Town streetlight program and will be responsible for the maintenance and utility costs of the streetlights. The outstanding liability for the purchase and conversion of the lighting infrastructure will be funded through the liquidation of other Village assets and is described in Section VII Disposition of Liabilities later in this Plan.



## **Fire Prevention & Control**

South Nyack is currently provided fire services through the Nyack Joint Fire District. The District was established in 1990 and other communities served by the Joint District include Upper Grandview, Village of Nyack and Upper Nyack. The Fire District has an elected Board of Commissioners and levies its own property taxes.

Upon dissolution of the Village, the plan is to maintain the fire services as they are currently delivered by the Nyack Joint Fire District. Towns are provided the authority under Town Law to establish joint fire districts under Article 11-A, Section 189-A. In this instance, Orangetown, on behalf of the area currently known as the Village of South Nyack, would take the necessary steps to continue the participation of South Nyack in the Nyack Joint Fire District as of 4/1/22. It is recommended that Orangetown have prepared a map, plan and report necessary to provide the legal definition of the service area for purposes of service coverage and taxation. The Town would then take the necessary Board actions in coordination with the Nyack Joint Fire District and the other participating municipalities.

The Nyack Joint Fire District has six fire stations, one of which, located at 92 Depot Place, is occupied by the Orangetown Fire Company. This property is currently owned by the Village of South Nyack. This Dissolution Plan recommends that the Village of South Nyack transfer the property to the Nyack Joint Fire District for a negotiated price. The Village will add a covenant to the deed transferring the Fire House to the Fire District that indicates that the purpose of transfer is to provide a Fire House at this location to serve the residents of the area formerly known as the Village of South Nyack. Should the property be sold by the Fire District, all proceeds shall belong to the taxpayers of South Nyack and shall go to the benefit of the South Nyack Legacy District

***Post Dissolution Conditions:***

Nyack Fire District shall continue to provide fire services for the area currently known as the Village of South Nyack.

The Town will need to take the steps necessary to maintain the area of the Village of South Nyack in the Nyack Joint Fire District.

The Village of South Nyack plans to transfer the fire house located at 92 Depot Place to the Nyack Joint Fire District and shall negotiate a sale amount.

## **Water Service**

The Village of South Nyack is currently provided water by the Village of Nyack Water Department. According to Nyack and South Nyack officials, all water plant and water distribution systems are owned and maintained by the Village of Nyack. The Water Department is overseen by a Water Commission made up of five Commissioners appointed by the Mayor of the Village of Nyack. No contract between the Village of South Nyack and Nyack was identified relative to water service. South Nyack water service users file an application with the Water Department and are billed for water services directly. The Department is without taxing power and so all costs, including infrastructure costs are funded by user rates

***Post Dissolution Conditions:***

Upon dissolution, the areas currently known as the Village of South Nyack will continue to receive water services from the Village of Nyack Water Department in the same manner as is currently provided.

**Sewer**

The Town of Orangetown provides sewer services on a town-wide basis and there will be no change in service for the area currently known as the Village of South Nyack post dissolution.

***Post Dissolution Conditions:***

Upon dissolution, Village residents will continue to receive sewer services through the Town of Orangetown in the same manner as services are currently provided and paid for.

**Library**

The Nyack Library is a free association library and the library serves the geographic area served by the Nyack School District and includes: Nyack, Upper Nyack, South Nyack, Grand View-On-Hudson and Valley Cottage. As a chartered association library, the Nyack Library is authorized by the New York State Board of Regents to receive tax funds authorized by voters of the school district in which it is located.

***Post Dissolution Conditions:***

The Nyack Library property tax base is the Nyack School District which will not be impacted by the Village of South Nyack dissolution. At the time of dissolution, the Nyack Library will amend its charter to change the definition of the area covered from the Village of South Nyack to the South Nyack hamlet.

**Staffing and Employee Considerations**

Discussions of dissolution raise discussion regarding: 1) the determination of the additional staffing needed by the Town to provide expanded services necessary to cover the Village and 2) the impact on current Village employees. These considerations include issues of salaries, benefits such as health coverage and retiree health care, unions, civil service, pensions and seniority, etc.

**Table 6: Current Village of South Nyack Staffing** details the current filled positions in the Village of South Nyack and the South Nyack-Grand View Joint Police Department.

**Table 6: Current Village of South Nyack and Joint Police Department Staffing**

South Nyack Current Staffing		
Title	Full Time	Part Time
Mayor		1
Trustees		4
Village Clerk	1	
Deputy Village Clerk	1	
Building Inspector	1	
Public Works Superintendent	1	
MEO II	1	
Laborer (CDL not required)	1	
Justice		1
Associate Justice		1
Justice Court Clerk		1
Village Attorney		1
Assistant Village Attorney		1
Treasurer		1
Deputy Village Treasurer		1
Village Engineer		1
Clerk/Typist		2
<b>TOTAL</b>	<b>6</b>	<b>15</b>
South Nyack-Grand View Joint Police Department		
Current Staffing		
Chief	1	
Police Officer	4	10
Clerk/Typist		1
<b>Total</b>	<b>5</b>	<b>11</b>

### **Town Staffing Needs and Current Employees**

As the table on the previous page indicates, the Village employs approximately 6 full time and 15 part-time employees including elected officials. The South Nyack-Grand View Joint Police Department currently has 5 full time and 11 part-time staff.

The Town has determined that it needs the following additional non-police positions: 2 Mechanical Equipment Operators II (MEOII) in the Highway Department, 1 Grounds Worker in the Parks Department, 1 Building Inspector and 1 support staff person for Building, Planning, Zoning Administration and Enforcement Office, and 1 position for the Town Clerk's Office. The Town is supportive of hiring existing full time Village employees for these positions subject to New York State and Rockland County Civil Service rules and regulations, the terms of the current Town collective bargaining agreements and Town hiring practices.

The Town of Orangetown has identified that the Police Department has a need to hire five full time police staff positions. Specific positions are still under consideration at the time of this proposed plan. The transition of the police department staff is governed by Section 70 of the New York State Civil Service Law and the Rockland County Police Act. Section 70 of the Civil Service Law states that when a police department is dissolved or abolished and the functions are assumed by another department, the transfer of function provisions apply and the transfer of employees needed shall be done pursuant to requirements of Section 70 of the New York State Civil Service Law. In addition, New York State Town Law includes a section known as the Rockland County Police Act which established laws specific to the organization and operation of police departments within Rockland County. In particular, it addresses transfer of employees from one jurisdiction within Rockland County to another within Rockland County and the setting of grades of police officers.

The Town has not identified a need for part time staff with the exception, on a temporary basis, of creating a temporary financial position to finalize and close out the Village fiscal operations and file all necessary final financial reports for the Village that will need to be prepared post dissolution.

### **Collective Bargaining Agreement, Employee Wages and Benefits**

The Village police officers other than the chief are represented by a unit of the Rockland County Patrolmen's Benevolent Association, Inc. and the Town police staff are also represented by a unit of the Rockland County Patrolmen's Benevolent Association. No other Village employees are covered by a collective bargaining agreement. A number of the new Town positions that are proposed for creation post dissolution are covered by a collective bargaining agreement between the Town and CSEA, Local 1000, AFSCME.

Post dissolution, the wages and benefits of employees filling the additional positions in the Town of Orangetown as a result of the dissolution shall be those established by the Town of Orangetown based on their existing salary and increment tables and benefit plans, much of which are established in existing collective bargaining agreements. Both Village and Town employees receive health insurance through NYSHIP.

### **Agreements, Contracts and Grants**

The Village of South Nyack has a number of agreements and contracts with varying providers, entities and other governments. During the transition phase these agreements should be evaluated in the context of the dissolution to determine which ones will remain in effect post dissolution and be assumed by the Town and which ones may need execution of termination notifications and termination clauses. All active agreements and contracts will need to be made available to the Town so that they can abide by any terms and conditions of the contracts, pay outstanding accounts payable, etc.

The Village of South Nyack has been the recipient of a number of grants in recent years. These grant agreements should all be reviewed in the context of the dissolution to assure that any grant agreement terms and conditions pursuant to long term use and/or disposition of equipment or property funded by the grant are

met. In addition the Town shall coordinate with funding agencies to reassign, re-contract or complete reports for projects still open post dissolution.

**Appendix D Listing of South Nyack Contracts, Agreements and Grant Agreements** provides a preliminary list of the documents to be reviewed and handled as necessary.

## **Conclusions**

Based upon the post dissolution service delivery models and conditions described above and the projected staffing needs by the Town, a fiscal analysis was developed to model the potential post-dissolution impact on Village of South Nyack, Town-outside Village and town-wide only taxpayers. The fiscal analysis is described in the **Section X. Fiscal Analysis** of this Dissolution Plan.

## VI. Disposition of Village Assets

This section details the Village assets, their estimated values and the disposition plan for the assets. This section identifies which properties are slated for transfer and which assets are planned for sale and liquidation to be used to offset outstanding Village liabilities. In accordance with GML Article 17-A §774(f) & (j), Village assets include but are not limited to real and personal property, the estimated current fair value thereof, and cash assets.

### Village-owned Real Property

Village-owned real property is listed below in **Table 7: Village-owned Real Property**. The estimated full values are based on the application of the equalization rate to the property 2020 Assessed Value. The Village had Village Hall, the DPW property, the municipal parking lot and the firehouse property appraised in June of 2021 and those values are reflected in **Table 7**. The disposition plan for each of the properties is also outlined.

**Table 7: Village-owned Real Property**

Village Of South Nyack								
Village Owned Properties								
Property Address	S/B/L	Description	Class	Assessed Value	Full Value**	Appraised Value***	Disposition Plan	
282 S Broadway	66.70-1-21	Village Hall	652	166,800	\$ 396,671	\$ 615,000	Sell	
Brookside Ave	66.53-3-6.2	DPW Garage	651	491,100	\$1,167,895	\$ 1,330,000	Sell	
92 Depot Pl	66.45-2-23	Fire House	662	342,800	\$ 815,220	\$ 1,300,000	Negotiated Transfer	
Brookside Ave	66.53-3-6.1	Parking Lot	330	41,700	\$ 99,168	\$ 250,000	Transfer to Orangetown	
131 S Franklin St	66.53-2-24	Franklin St. Park	963	49,600	\$ 117,955		Transfer to Orangetown	
90 Depot Pl	66.45-2-21	Municipal Park	963	21,600	\$ 51,367		Transfer to Orangetown	
95 S Franklin St	66.45-2-22	Municipal Park by Fire House	963	29,200	\$ 69,441		Transfer to Orangetown	
101 S Franklin St	66.45-2-24	Municipal Park	963	41,600	\$ 98,930		Transfer to Orangetown	
115 Piermont Ave	66.46-2-12	Towt Park/Town Sewer Dock	853	49,600	\$ 117,955		Transfer to Orangetown	
315 S Broadway	66.77-1-38	Sitting Area	592	1,900	\$ 4,518		Transfer to Orangetown	
Piermont Ave	66.78-1-30	Bus Stop-former pump Stn	311	19,200	\$ 45,660		Transfer to Orangetown	
282 S Broadway	66.62-1-28	Open Space near Village Hall	963	18,800	\$ 44,709		Transfer to Orangetown	
Elizabeth Street Par	66.69-1-23	Elizabeth St. Park/Dog Park*	963	66,000	\$ 156,956		Transfer to Orangetown	
Rte 9W	66.77-1-6	Municipal Park-Esposito Trail	963	6,100	\$ 14,507		Transfer to Orangetown	
* Includes Gesner Park								
** Full Value calculated using 2020 Assessed Value and the Equalization Rate				0.4205				
*** Appraised Value prepared by Faughnan Appraisal, LLC., June 2021								

The Town has indicated that they do not have a need for Village Hall or the Public Works garage. The Village has been exploring various options for the property and at this is time the current preference of the Steering Committee and the Village Board of Trustees is to sell both Village Hall and the Public Works Garage prior to dissolution so that the proceeds of the sale would be used to offset Village liabilities at the time of dissolution. The Village obtained appraisals of these two properties in June of 2021. Village Hall is appraised at \$615,000 and the DPW property is appraised at \$1,330,000. Prior to dissolution, the Village will hold an auction and will coordinate the closing and Village use dates of the properties. In addition the Village may change zoning to facilitate the sale of the Village Hall and Public Works Garage properties.

The preferred option for the disposition of the Fire House is the transfer of the property to the Nyack Joint Fire District at a negotiated price for the purpose of continued operation of a fire station at this location with the deed covenant language outlined in the Fire Protection Section of this report.

The municipal parking lot located on Brookside Avenue provides a valuable service given the limited off-street parking in this area of the Village. The Village’s preliminary plan is to transfer this lot to Orangetown on the condition that it continue as a parking lot for residents living in this area of the Village. The Village will include language in the deed specifying the use of the property as municipally owned parking lot and language indicating that should the property be sold, the proceeds would go to the benefit of the South Nyack Legacy District. The Town of Orangetown currently manages municipal parking lots for residents in other areas of the Town including Pearl River. The Brookside Avenue lot in the Village of South Nyack would be administered in the same manner.

The balance of the properties are currently providing park or open space accessible to the public. These properties are currently planned to be transferred to Orangetown to remain as park or open space. Similar to the deed covenant language for the Fire House, the Village will include language in the deed that restricts the use of the properties to park or open space and further language that indicates that should the property be sold, the proceeds shall go to the benefit of the South Nyack Legacy District.

### **Village-owned Personal Property**

Like real property, personal property owned by the Village of South Nyack may be sold to reduce Village debt through a transfer to another municipality or through public sale. Personal property includes vehicles, large equipment, office equipment, furniture, tools, parts inventory, and any other items commonly considered to be personal property of the Village. The Village has a significant number of valuable large trucks, vehicles and equipment in its fleet inventory. There has not been an appraisal of the fleet and equipment. The Public Works Superintendent inventoried the equipment and placed a potential value at approximately \$1.5M. Even with a 25% to 50% discount off this estimate, there could be a value of \$750,000 to \$1,000,000. **Appendix E: Village Owned Vehicles and Equipment Inventory** provides a listing and estimated value of the Village owned vehicles and equipment. The Village is working with the Town to identify vehicles and equipment that could be of value to the Town as it assumes functions from the Village. The balance of the personal property will be sold and the proceeds shall be used to offset Village debt. At the time of dissolution, any remaining Village personal property will become the property of the Town of Orangetown.

### **South Nyack-Grand View Joint Police Department Vehicles & Equipment**

**Appendix F: South Nyack-Grand View Joint Police Department Vehicles and Equipment Inventory** details the vehicles and equipment owned jointly by the Villages of South Nyack and Grand View-On-Hudson. Preliminary estimates prepared for Village financial officials for the vehicles only (without equipment) is in the range of \$90,000 to \$130,000. The value of the assets, along with any liabilities, will be shared with Grand View-On-Hudson based on the formula established in the Joint Police Department inter-municipal service agreement (South Nyack 76.5% and Grand View 23.5%).

The Village of Grand View-On-Hudson has expressed interest in ammunition and firearms and the Orangetown Police Department has evaluated the inventory and has identified the vehicles and equipment that it is interested in purchasing. The Village and Town have agreed to identify a fair price for the identified vehicles and equipment. The Village, on behalf of the Joint Police Department, will coordinate an auction of the balance of the vehicles and equipment and the proceeds will be shared proportionally between the Villages of South Nyack and Grand View-On-Hudson.

### **Village of South Nyack Fund Balance**

The Village of South Nyack reported in its annual report to the New York State Office of the Comptroller total fund balance for year ending 5/31/20 at an amount of \$631,842; however, the unassigned fund balance totaled \$277,296. The material difference between total and unassigned fund balance is the amount appropriated in the 2020/2021 Village Budget. Village fiscal officials estimate that all but \$60,000 is anticipated to be used by 5/31/21. The Adopted 2021/2022 Village Budget includes an appropriation of



\$139,236 in surplus. In addition, the South Nyack share of the outstanding liability for police compensated absences will be paid out prior to 3/31/22 which is very roughly estimated at \$75,000. Given all these factors plus the unknown of the partial final year financials, it is not prudent at this time to assume a level of fund balance at the time of dissolution. The calculation of the available fund balance will ultimately be computed upon closing the Village financials for fiscal years 2020/2021 and 2021/2022 and having an independent audit conducted. Unanticipated costs and revenues will impact the final fund balance. For example, there could be unanticipated litigation or transition costs or unanticipated revenue such as Federal American Rescue Act funds.

**South Nyack-Grand View Joint Police Department Fund Balance**

The South Nyack-Grand View Joint Police Department finances were not designed to maintain significant fund balances. As of 5/31/20, the South Nyack-Grand View Joint Police Department essentially had no unassigned fund balance. Village financial officials do not anticipate that this will change materially at the end of fiscal year 2020/2021. Any net assets or liabilities will be shared with the two Villages based on the sharing formula. Similar to the Village, the Joint Police Department has not had an independent audit and the two Villages and the Police Administrative Board may want to consider an independent audit for the fiscal year ending 5/31/21.

**Summary – Village Assets**

In summary, the Village plans to sell the Village Hall and Department of Public Works properties, all of the Village equipment and vehicles and may close at the end of 3/31/22 with a small fund balance. In total, upon liquidation, the assets clearly have significant value and as outlined in the section on disposition of liabilities details, will be available to offset in part Village liabilities.

**Bank Accounts, Village Books and Records**

As of April 27 of 2021, the Village of South Nyack maintained the following bank accounts as depicted in **Table 8: Village Bank Accounts and Balances**. The total of Village bank accounts as of April 27, 2021 was \$407,422.

**Table 8: Village Bank Accounts and Balances**

Village Bank Accounts & Balances		
Account Type	Village Fund	Balance (as of 4/27/21)
Municipal Money Market		\$200,120
Checking	General Fund	\$5,925
	CLASS NY	\$201,377
<b>Total</b>		<b>\$407,422</b>

**Post Dissolution Conditions:**

As the Village approaches the date of dissolution, it will have to monitor its cash flow very carefully. The timing of payment of obligations and liabilities and liquidation of assets will need to be closely coordinated in order that the Village has the necessary cash to pay its obligations.

Upon dissolution, all records, books and papers shall be deposited with the Town Clerk of the Town of Orangetown and they shall become a part of the records of the Town. The Town will keep Village accounts open for a period of approximately three to six months to handle accounts receivable, accounts payable and to reconcile the expenses with the budgeted amounts and allow vendors to submit invoices for services

rendered and not billed prior to dissolution and for claims processed but not received prior to Village dissolution.

Upon dissolution, Town officials will need to be added as signatories to any bank accounts which remain open.

The Town will be responsible to provide for the preparation and submission of all Village Federal and New York State filings and report preparations. This includes all end of year employer reporting and the submission of the Village's 2021/2022 Annual Financial Report to the Office of the New York State Comptroller. Upon completion of the 2021/2022 financial report, it is recommended that an audit be prepared for the Village to account for all financial assets and liabilities.

## VII. Disposition of Liabilities, Fund Balances & Indebtedness

This section outlines the dissolution plan for transferring or disposing of the Village’s current liabilities and indebtedness in accordance with GML §774(g) & (j).

### Debt and Other Liabilities

As **Table 9: Village of South Nyack Estimated Liabilities** depicts, the estimated liabilities of the Village as of 3/31/22 other than retiree health care costs is estimated to total \$1,072,431 and the estimated liability for retiree health has current estimated annual Village cost of approximately \$195,455 which includes the Village’s share for the Joint Police Department retirees.

**Table 9: Village of South Nyack Estimated Liabilities**

Village of South Nyack Estimated Liabilities		
Preliminary Estimate	Outstanding 5/31/20	Est. Outstanding 3/31/22
2008 Bond (Principal and Interest)	\$360,814	\$179,223
2014 Bond (Principal and Interest)	\$685,814	\$611,794
Bond Anticipate Note	\$100,000	\$0
Street Light (Project cost with financing)	\$0	\$241,414
Unpaid Absences (Village & Police)	\$28,503	\$40,000
New Debt	\$0	none anticipated
Anticipated Legal Costs/Judgement	\$0	unknown
<b>Total Liabilities without Retiree Health</b>	<b>\$1,175,131</b>	<b>\$1,072,431</b>
<b>Retiree Health * Annual Liability</b>	<b>\$ 195,455</b>	<b>\$ 195,455</b>
<i>* Est. retiree health cost/year will change each year</i>		

The estimated outstanding principal and interest for the 2008 and 2014 Village bond issues as of March 31, 2022 is estimated to be \$791,017. The current Bond Anticipation Note is expected to be paid off in September of 2021.

The Village Street Lighting Project cost including the New York Power Authority’s preliminary financing cost is estimated to total \$261,202 and once the financing is finalized will likely be less given current interest rates. Assuming that 10 payments are made prior to dissolution, the remaining liability is estimated to be \$241,414 or less depending on how the Village ultimately chooses to fund this liability.

At the end of fiscal year 2019/2020, the Village had unpaid absences totaling \$28,503. Employees earn compensatory time when they work more than their scheduled hours and receive compensation as future time off. Should this time not be used, the value of benefit must be paid. Based on the anticipated level of activity in 2020/21 and 2021/2022 fiscal years, Village fiscal officials anticipate this liability to increase to approximately \$40,000. It should be noted that the Village will likely have to pay out its share of the accrued compensated balances for the Police staff during 2021/2022. This is a current liability; however, it will likely be paid prior to dissolution.

The largest Village liability is payment for retiree health care for Village retired employees as well as 76.5% of the cost for retirees of the South Nyack-Grand View Joint Police Department. The current liability for Village retiree health benefits and the Village’s share of the Police Department retiree health benefits is

estimated at \$195,455 per year. This liability will change each year and will over a long period of time slowly decline and ultimately be paid off. Factors that will impact the annual liability include: additional retirees prior to dissolution, rate changes and shifts related to retirees reaching Medicare eligibility and ultimately passing away.

The total liability for retiree health care costs is not known as it would require an actuarial analysis; however, it is a fair certainty that the total liability is greater than any remaining assets after the other Village liabilities are paid off. As such, this liability is recommended to be paid annually as a charge upon the taxable property within the limits of the Village. Again, should there be more assets than the value of the other liabilities, the value of those assets could offset in part the retiree health care cost liability.

### **Disposition of Debt and Other Liabilities**

There was clear consensus that the Village of South Nyack use any remaining fund balance and the proceeds of the sale of the Village Hall and the Department of Public Works properties and the sale of vehicles and equipment to offset the \$1,072,431 in liabilities (other than retiree health insurance). Based on the information currently available, it appears that the Village, in fact, has assets that will exceed the \$1,072,431 in estimated liabilities (other than retiree health insurance) and may be able to apply the additional assets to offsetting, in part, the retiree health insurance and any other long term liabilities.

Pursuant to Article 17-A, should the liabilities of South Nyack, such as the retiree health and any other outstanding liabilities, exceed the remaining fund balance and sales proceeds, the remaining liabilities shall be assumed by the Town and shall be a charge upon the taxable property within the limits of the Village of South Nyack. The Dissolution Plan recommends the establishment of a South Nyack Legacy District that will be established as a mechanism to tax the property owners in the Village for the net Village liability costs. The cost will be assessed annually on property tax bills for all property taxpayers.

Article 17-A also states that the Town Board shall have all powers with respect to the debts, liabilities and obligations as the governing body of the dissolved entity possessed prior to its dissolution, including the power to issue town bonds to redeem bond anticipation notes issued by the dissolved entity.

As previously noted, it is recommended that the Village and Town establish an escrow account that will be managed by the Town to hold any funds generated by the sale or disposition of Village assets both prior to and post dissolution that are still remaining at the time of disposition. The account will be used to offset outstanding Village liabilities including the annual retiree health care legacy cost should there be sufficient funds.

## VIII. Land Use Policy, Laws and Regulations

In accordance with General Municipal Law (GML) Article 17-A §774 (K), this section outlines the dissolution plan for the Village’s current land use policies, laws and regulations. Pursuant to GML Article 17-A §789, all Village local laws, ordinances, rules or regulations, in effect on the date of dissolution shall remain effective for a period of up to two years following dissolution or until such time as the Town Board shall adopt, repeal or integrate such laws into the Town code. Such local laws, ordinances, rules or regulations shall be enforced by the Town within the limits of the dissolved Village as if they had been duly adopted by the Town Board.

It is anticipated that at the time of dissolution, the Town will integrate critical sections of the Village Zoning Law into to the Town Code; reflecting the uniqueness of the Village’s historical development. Much of South Nyack was developed prior to contemporary zoning practice. Rather than leaving the Village Zoning Code in force post dissolution, the Town intends to include significant components of the Village Zoning Code into the Town Code at the time of dissolution. This model maintains the important Village Code elements but enables the Town to have one administration and enforcement of its zoning codes.

This part characterizes the Village of South Nyack’s Zoning and broadly compares it with the Town of Orangetown’s Zoning to inform the possible tact for incorporating the Village into Town’s zoning upon dissolution. Similar to the discussion under **Section IX. Village Laws and Regulation Local Laws (Other than Zoning)**, this planning can aid in consideration of the Village’s land use policies and identify strategies for integrating such policies into the Town zoning.

### Zoning Laws

Since geographic features of South Nyack and Orangetown differ, zoning in each community has evolved in unique ways. While the current Comprehensive Plan of the Village was not made available for review under this project, some distinct aspects of regulating land use and managing development in the Village appear to relate to its physical and historic features, including:

- Waterfront area along the Hudson River;
- A pattern of 19<sup>th</sup>-century housing in the long established grid northeast of the Thruway; and
- Developed hillside sloping up west of the Thruway, along with the former Nyack College institutional land use and Blauvelt State Park on the northwest edge.

Since Orangetown does not possess Hudson River frontage, it is not surprising its zoning has limited content for ‘Use of Water Rights’ and regulation of structures such as docks. Also, Village minimum lot sizes in its “Residence” and “Residential” Zones are often smaller than is typical in Town, particularly its 4,000 and 6,000 square foot lot size Districts. While there may be exceptions, in the Town, the smallest size residential zone is the RG – General Residence District with its 10,000 square foot lot size and the R-15 Medium Density Residential District requires 15,000 square foot lots.

Higher Village residential housing densities appear to influence a requirement for actions involving single- and two-family housing to receive Site Development Plan Review, including when houses are proposed for alteration. These types of housing development are not regulated using Site Development Plan Review in Orangetown, so this is a difference in the zoning in the two communities.

### **Recommendation to Integrate Select Parts of Village Zoning Into the Town Zoning**

**Table 10: Village/Town Zoning Code Integration Recommendations** identifies 18 Articles in the Village of South Nyack’s Zoning code. General analysis in the ‘Notes’ column identifies unique features of South Nyack’s Zoning. A comparison is provided within this Table in order to show where similar content, or themes, are addressed in Orangetown’s zoning. From a review of this Table, it is apparent that dedicated

resources should be assigned in order to provide the tailoring of code that will be required in order to blend and integrate the land use and development objectives contained in the Village of South Nyack’s zoning within the body of the Town’s zoning law.

**Table 10: Village/Town Zoning Code Integration Recommendations**

<b>Village of South Nyack Zoning Chapter 330</b>		
<b>Article</b>	<b>Title</b>	<b>Notes</b>
Art. I	General Provisions	‘Findings’; ‘Purpose & authority’ are detailed versus Town Art. 1. Evaluate whether to retain Village goals for character maintenance, or other topics.
Art. II	Definitions	Each community has many definitions. There is a need to identify key Village definitions used for code interpretation, regulating uses, or managing impacts in Village zones, so select ones can be merged into Town definitions.
Art. III	Interpretation	Repeal. Rely on the Town’s standards.
Art. IV	Zoning Districts & Map	Confirm whether to retain existing footprints and Zone scheme. There are 3 Critical Environmental Areas (CEAs) in this Article. These topics are discussed more following this Table.
Art. V	District Use, Area & Bulk Regulations	Village Zoning has unique objectives for regulating uses, bulk regulation, and process. The suggested approach is to generally retain these standards in the Town Code.
Art. VI	Supplementary Use Regulations	Village Zoning has objectives for various use’s performance. Two unique sections are §330-18 ‘Use of water rights’ and §330-29 ‘Merging of lots’. It is suggested to examine adding them as new subsections of Town Zoning.
Art. VII	Supplementary Bulk Regulations	Sections are often unique to Village zoning, but it is suggested to rely on Town standards and define if it is essential to modify them with any of these.
Art. VIII	Special Permits	Village ZBA is usually Special Permit Granting Authority; sometimes it is the Village Board. The same is case in Town; yet, there is a need to align the use regulation schedule to consistently match the applicable Special Permit Granting Authority.
Art. IX	Sign Regulations	Use Town reg.: §4.2. May need fuller examination to confirm full comparability.
Art. X -	Off-Street Parking & Loading Facilities & Driveways	Village standards relate to small lot sizes and on-street parking context. Standards are generally more permissive for single-family uses than in Town. They are more restrictive for other uses in Village. There is a need for analysis on how to proceed with regulating parking in the former Village.
Art. XI	Nonconforming Buildings & Uses	Communities typically regulate nonconformities in unique ways. There is a need for thorough analysis on pros/ cons of using Town criteria on Village lots. Assessment should confirm there will not be an undesirable impact from potentially continuing an inconsistent use or structure, enlarging these, or changing their use according to Town standards.
Art. XII	Administration, Enforcement & Penalties	Many aspects of the Village’s code appear similar with those currently in the Town. Define whether to retain any Village techniques. Two examples are: Zoning-building permits (§71) and Certificates of Use (§79).
Art. XIII	Board of Appeals	Suggested to default to Town standards; yet, evaluate whether there may be key differences in powers or procedure compared with Town.
Art. XIV	Planning Board	Decide what to do in regards to Site Development Plan Review and approval thresholds, which covers uses not regulated in Town Zoning. Also decide whether to retain a prohibition on land clearing without approval
Art. XV	Amendments	Repeal. Rely on the Town’s process.
Art. XVI	Telecommunication	The Village has extensive regulations concerning this type use. Examine



## VIII. Land Use Policy, Laws and Regulations

	Towers	whether or not to replace or supplement Town Art. 8 §15.
Art. XVII	Stormwater Control	Town Municipal Separate Storm Sewer System (MS4) standards appear to provide the same level of coverage as in Village. Since a CEA Map was not supplied for review, determine whether/how to advance goals set out in Village's CEA#2 "Run-Off Area" (which may not be in effect).
Art. XVIII	Entity Disclosure in Land Use Applications	Town Zoning appears comparable – see Art. XVI, et al., so repeal

Based on the analysis above, it is suggested for the Town and Village to work towards “hybrid” zoning adoption. This hybrid would involve retaining aspects of Village zoning, particularly the bulk schedule, while repealing other generally redundant sections and instead relying on equivalent Town zoning standards. Using this approach would temporarily preserve a lot of the regulating approach applied in the Village’s Zoning Districts within the Town’s Zoning framework. It is also suggested to confirm through more detailed diagnostic analysis whether any supplemental regulations in addition to those discussed herein should be replicated within the Town’s zoning.

This approach provides for an integration of zoning regulations for the former Village upon formal dissolution. One advantage is it will allow Town officials, such as volunteers on bodies like the Planning and Zoning Boards, as well as staff in the Building and Planning Departments, time to build stronger familiarity with Village zoning district regulations. With the spirit of the Village Zoning Districts retained upon dissolution, the Town can monitor and test how to optimally refine regulations that pertain to former Village areas, while it enables time for the Town to complete comprehensive planning and re-zonings already underway in other parts of the Town, prior to more intensive work on the former Village area.

This hybrid option would entail the following recommended steps:

1. Craft a development Moratorium which Village Trustees can effectuate upon adoption of the Village Dissolution Plan following the 45-day Referendum period. This will ensure land owners do not attempt to legally vest development rights according to existing Village Zoning.
2. The Town should adopt the Village’s district names and purpose and add these to the Town Zoning Map as new base zoning districts. There should also be a decision whether to retain one to three of the Critical Environmental Areas per §330-10 (see more below);
3. The Town should consider adopting the Village’s Schedule 1 - Table of Use & Bulk Requirements. In Orangetown’s Zoning there is a series of Use and Bulk Regulating table attachments. It is recommended that the Village’s Table of Use & Bulk Requirements be added to this series. It is recognized that the Village’s current bulk regulations utilize an outdated land use approach and it is recommended that a floor area ratio (FAR) or a form-based code be considered to properly manage the historic form of the Village. Should the Village determine amendments are appropriate prior to dissolution, such modifications may be considered by the Town as part of the creation of the hybrid zoning ordinance governing the former Village. Any changes by the Village to the bulk tables should be done in coordination with the Town. Should these amendments not occur prior to dissolution, Orangetown should evaluate the former Village form as part of its updated Comprehensive Plan and codify as may be determined appropriate from that process.
4. Adopt select Zoning Definitions from the Village; and
5. Adopt key Supplemental regulations which may be needed to further the regulation of base districts in the former Village and which regulate the waterfront, such as development by the shoreline, or for new or altered water-dependent uses, such as docks or private boat clubs. This would also include integrating ‘Development of hillsides’ (§330-33) and ‘Bulk requirements applicable to R-18, R-12, R-8H/R-12H, RG-6, RG-4, RG-A, RG-OA, and R-O Residence Districts’ (§330-34).



### **Recommendation to Establish South Nyack Zoning Advisory Committee**

Depending on the term assigned to the Zoning Moratorium, eventually when it elapses, or is repealed, land use applications in former Village areas will be processed according to the applicable zoning. As part of dissolution planning, a discussion emerged regarding the possibility of forming some type of committee whose members would be knowledgeable of Village land development frameworks and physical characteristics as well as the Town Zoning, and who could be consulted to assist with consideration of development applications or zoning treatments in the former Village. An idea is for this group to offer non-binding recommendations, which bodies like the Town Planning and Zoning Boards could consider in their review of projects within the former Village.

Similarly, it could be helpful to have someone knowledgeable about the Village among the membership of Town land use boards. Thus, it is suggested for Town elected leaders to consider appointing persons familiar with the former Village environments and their regulating schemes on bodies like the Planning or Zoning Boards, either as direct members, or as alternates, as such positions may become available.

### **Recommendation for South Nyack's Critical Environmental Areas**

During zoning analysis for this project, questions arose as to what is the spatial extent (the mapped footprint) of the Village's Critical Environmental Areas (CEAs) defined under Zoning §330-10 through 11 as well as whether these CEAs may be in full-effect with the NYS Dept. of Environmental Conservation (DEC). This is because State law provides for filing of documentation on CEAs directly with the DEC. Accordingly, Laberge Group provided a limited regulatory scan to help identify whether documentation on these CEAs may be on file with the DEC, and if not, what may be required to update their status. The following observations and recommendations should be confirmed by the Village's Attorney.

1. The Village does not appear to have any CEAs listed per the DEC's online current inventory of CEAs;
2. Per 6 CRR-NY 617.14 'Individual agency procedures to implement SEQRA' – and its §g.(2), notification an area that has been designated as a CEA must include a map at an appropriate scale to readily locate the CEA's boundaries. There must also be a written justification supporting the CEA designation, along with proof of a public hearing. All of this must be filed with:
  - (i) The (DEC) commissioner;
  - (ii) The appropriate regional office of the department (DEC); and
  - (iii) Any other agency regularly involved in undertaking, funding, or approving actions in the municipality in which the area has been designated.

Also per 617.14 g.(3), this designation shall take effect 30 days after filing with the commissioner. Each designation of a CEA must be published in the ENB by the department and the department will serve as a clearinghouse for information on CEAs.

The Village of South Nyack has appointed a sub-committee to review and legally establish the CEAs in the Village prior to dissolution

### **Recommendation Approach to Historic Preservation in Former Village**

As part of examining potential future regulation of land use in the Village area when it is incorporated into the Town, there are a variety of historic and cultural resources deserving of preservation. The following recommendations are provided to aid in the conservation and enhancement of the historical and scenic character of this area.

Since the Village has not up to this point acted to directly establish municipal historic preservation regulations, such as by forming a NY State Certified Local Government body, like would be embodied in a Village Historical Preservation Commission or Board, it is supposed there is limited, or possibly inadequate time available to achieve this objective now. For instance, the New York Department of State's 2002 publication 'Certified Local Government (CLG) Program in New York State: Information & Regulations Regarding the Certification Process' covers requirements and the process for certification. It includes a requirement to adopt and enforce a law with preservation standards, plus a requirement to formally request the State Historic Preservation Officer's (SHPO) certification of the CLG. This process would likely take a minimum of three months to align these requirements, and possibly longer. However, should the Village complete the historic survey for South Nyack's eligible areas and initiate the CLG process, it is possible that such a law could be substantially developed for the Town's consideration shortly following the dissolution of the Village and enabled as a Town Historic District. Should this occur, the Historic District would be under the control of the Town's Historic Architectural Review Board (HARB).

However, should this not occur the alternative is to provide protection under the Village's Critical Environmental Area regulations found in Zoning §330-10.A. 'CEA 1: Hudson River Area. Per Village zoning text, Zoning §330-10.A. 'CEA 1: Hudson River Area', is described as an area east of Broadway bounded by the easterly length of the Village along the Hudson River, by the northern boundary of the Village, on the western side by the center line of South Broadway, and by the southern boundary of the Village of South Nyack. The zoning, paraphrased, highlights this CEA's role in the protection, preservation, and enhancement of important aesthetic and scenic qualities associated with such proximity to the River and it notes the historic significance of this area, including its architecture. If this CEA is retained in Town law, it can be used to regulate the conservation of South Nyack's historic character. For example, it could be setup to be invoked when a project is defined to be subject to State Environmental Quality Review Act (SEQRA) standards, such as when an Action is Type I according to 617.4, or it determined to be Unlisted when compared with 617.5 or Town Code 11-B-3.

Orangetown Town Code Chapter 2 establishes and enables an Architecture & Community Appearance Board of Review (ACOBOR). This body provides for quality of design in the exterior appearance of buildings or land developments. According to Orangetown's Zoning for Historical Areas (Article X – Administration & Enforcement, Section 10.7 - Historical Areas), all properties located in a "Historic Area" in the Hamlets of Tappan and Palisades are subject to the review and jurisdiction of the ACOBOR. It could be recommended for land use actions in the Hudson River Area CEA and CEA 3: Mountainous Area, which includes areas west of Route 9W to the western boundary of the Village, to be reviewed by ACOBOR. Likewise, when adequate study of historic building features and attributes exists for locations west of Broadway, these could also be considered for being subject to ACOBOR jurisdiction.

### **Recommendation Approach to View Preservation in Former Village**

Similar to the historic and cultural resources in the Village, there are scenic views that are also deserving of protection. The following recommendation is provided to aid in the enrichment of the scenic character of the Village and to preserve and enhance property values while promoting improved visual relationships between property within the former Village and the Hudson River.

The Town of Orangetown does not have direct river access and the unique river views, therefore it has been suggested that the Town consider establishing new regulations that promote the protection of this unique viewshed. This new regulation would enable the Planning Board to review specific applications within a defined viewshed overlay to evaluate the best siting, dimensions and configuration of principal and accessory structures. The purpose of this new regulation would be to cause the least possible obstruction of the view of the Hudson River for neighboring properties and adjacent public property and rights-of-way.

## **IX. Village Laws and Regulations (Other than Zoning)**

Pursuant to Section 769 of Article 17-A, subject to the terms of the Dissolution Plan, all local laws, ordinances, rules or regulations of the Village remain in effect for up to two years post the effective date of dissolution unless repealed or modified by the Town. Such local laws, ordinances, rules or regulations shall be enforced by the Town within the limits of the dissolved Village as if they had been duly adopted by the Town Board.

Rather than leaving the Village Code in force post dissolution, at the time of dissolution, the Town intends to incorporate the necessary sections of the Village Code into the Town Code and repeal the balance of the provisions of Village Code that are duplicative, no longer applicable or in conflict with Town Code. This model maintains the important Village Code elements but enables the Town to have one administration and enforcement of its codes.

Given the importance of a strong municipal code and the work involved in updating and integrating the codes and local laws, initiating the integration of the codes and laws during the dissolution transition phase is strongly recommended. This is particularly significant given the tight timeframe. By March 31, 2022, minimally, the Village Code must be reviewed for conflicts with the Town Code and the necessary repeals and/or modifications need to be put in place.

**Table 11: Summary of the Code of the Village of South Nyack**, located on the following page, is a summary of the Chapters of the Code of the Village updated as of April 14, 2020. Per the Village Clerk, the Village Code contains all local laws, ordinances, rules or regulations of the Village. This table also provides *preliminary* guidance to help inform the code review process. The chapters of the Village code have been broken into four categories:

- 1) No longer applicable.
- 2) Modifications recommended to Town Law incorporating Village Code.
- 3) Laws duplicative or similar to Town Code and it is recommended that existing Town Code remain.
- 4) Review of the Village Code and relevant Town Codes is recommended because further research is needed to determine impact and/or the decision involves more in-depth policy review and decision making.

**IX. Village Laws and Regulations (Other than Zoning)**

**Table 11: Summary of the Code of the Village of South Nyack**

**NA= No Longer Applicable: No Longer Applicable**

**M= Modify: Similar to an existing Town Code, but may have unique aspects or components to be considered for inclusion or modification to Town Code**

**T= Town Code to be utilized: The Town Code covers the Village subject matter and the minor differences in Code have limited utility**

**R= Review: Differences exist; issues needs detailed review**

Village Chap	Action	Village Title	Town Chapter/Title	Notes
<b>PT 1</b>		<b>ADMINISTRATIVE LEGISLATION</b>		
Ch. 1	N/A	General Provisions	Ch. 1A General Provisions	
Ch. 5	N/A	Appearance Tickets	Ch. 1D Appearance Tickets	
Ch. 9	N/A	Assessments	N/A	
Ch. 16	N/A	Boards & Commissions	Various	
Ch. 24	N/A	Defense & Indemnification	Ch. 19A Defense & Indemnification	
Ch. 27	N/A	Elections	N/A	
Ch. 31	N/A	Ethics, Code of	Ch. 1 Ethics	
Ch. 47	N/A	Police Department	Ch. 24B Police Assistance	
Ch. 54	N/A	Residency Requirements	N/A	
Ch. 61	N/A	Traffic Violations Bureau	Ch. 34A Traffic Violations Bureau	
<b>PT 2</b>		<b>GENERAL LEGISLATION</b>		
Ch. 72	R	Advertising Materials	Town LOCAL LAW 2, 2021 Amending Town Code Re: Signs	Compare Village prohibition to posting on or defacing public property; erecting signs & supports over roads, sidewalks, etc. to Town Local Law #2, which amends Ch. 2, Ch. 24C, Ch. 43 and proposed new Chapter 31C.
Ch. 77	T	Alarm Devices	Ch. 1C Alarm Systems	
Ch. 81	T	Alcoholic Beverages	Ch. 10 Drinking in Public & Ch. 7A-8.2 Conduct in Public Areas	
Ch. 86	T	Animals	Ch. 9 Dog Control	Note: Village has more expansive definition of animals prohibited from running at large.
Ch. 93	R	Building Construction	Ch. 5 Building	Recommend technical review

## ***IX. Village Laws and Regulations (Other than Zoning)***

<b>Village Chap</b>	<b>Action</b>	<b>Village Title</b>	<b>Town Chapter/Title</b>	<b>Notes</b>
		& Maintenance- Adoption of Uniform Building Code & Rockland County Fire Code	Construction & Fire Prevention Ch. 15 Application of Orangetown Fire Code	
Ch. 96	<b>N/A</b>	Building Department	Ch. 6A Building, Zoning and Planning Admin	
Ch. 100	<b>T</b>	Buildings & Properties, Numbering of	Ch. 5A Building, Numbering	
Ch. 104	<b>T</b>	Buildings, Moving of	Ch. 8-3 Permit for Moving Buildings	
Ch. 108	<b>T</b>	Buildings, Unsafe	Ch. 619 Building Admin; Unsafe Buildings Ch. 37 Unsafe Buildings	
Ch. 117	<b>T</b>	Community Choice Aggregation Program	Ch. 7C Community Choice Aggregation	
Ch. 124	<b>R</b>	Curfew	No Comparable Found	9 pm curfew for child < 17 yrs. unless accompanied by parent/custodian
Ch. 138	<b>T</b>	Electrical Inspections	Ch. 6A-9 Building, Zoning and Planning Admin; Electrical Inspector	
Ch. 142	<b>T</b>	Entertainment, Public	Ch. 11A Entertainment, Public : Musical or Large Groups	
Ch. 153	<b>M</b>	Fees	Various	Modify Town Code for authorization to impose any new fee categories as needed
Ch. 158	<b>T</b>	Filming	Ch. 14C Filming	
Ch. 162	<b>R</b>	Firearms & Fireworks	Ch. 7A Conduct – Public Areas Ch. 15 Fire Prevention	Village Ch. 162 prohibits discharge anywhere in Village
Ch. 165	<b>R</b>	Fire Escapes	Ch. 5 Building Construction & Fire Prevention Ch. 15 Fire Prevention	Village Code includes maintenance requirements and section on place of assembly
Ch. 172	<b>T</b>	Flood Damage Prevention	Ch. 14B Flood Damage Prevention	
Ch. 178	<b>R</b>	Garage Sales	24C-12 Signs	Village sets limitation of no more than 5 sales per year and has stricter sign control regulations
Ch. 194	<b>T</b>	Littering	Ch. 6C-5 Littering Unlawful	
Ch. 201	<b>T</b>	Multiple Residences	Ch. 14A Fire Prevention Bureau;	Ch.14A follows NYS Multiple Residence Laws

**IX. Village Laws and Regulations (Other than Zoning)**

<b>Village Chap</b>	<b>Action</b>	<b>Village Title</b>	<b>Town Chapter/Title</b>	<b>Notes</b>
			Ch. 15 Orangetown Fire Prevention Code	
Ch. 208	<b>T</b>	Noise	Ch. 22 Noise	
Ch. 212	<b>N/A</b>	Notification of Defects	Ch.32 Art II Notification of Defects	N/A
Ch. 220	<b>M</b>	Parking	Ch. 24 Parking Lots & Meters	Modify to include operation of Brookside Avenue municipal lot & authorize fees
Ch. 224	<b>M</b>	Parks & Recreation Areas	Ch. 7A Conduct – Public Areas	General use provisions similar. Village Code also defines Towt Park use restrictions and dog park regulations
Ch. 228	<b>R</b>	Peace & Good Order	Ch. 10-C Disorderly Offenses	There may be differences in offenses. Village set variety of prohibitions, ex: play baseball or any other games; damaging streetlight, water mains, fire hydrants, fire apparatus, no congregating; stringing banners or wires; coasting on streets
Ch. 237	<b>T</b>	Ponds & Reservoirs	Ch. 41 Watercourse Diversion	
Ch. 244	<b>T</b>	Real Estate, Registration	Ch.43	Village requires all land owners to register w/Village. Town requires all land lords to register.
Ch. 245	<b>T</b>	Landscaper Registry	None Identified	Village requires outdoor property improvement/maintenance contractors to register
Ch. 251	<b>T</b>	Sewers	Ch. 30 Sewers	
Ch. 262	<b>T</b>	Solid Waste	Ch.17B Garbage, Ch. 26B Recycling	Village Code deals with R/R re: refuse, recycling & public receptacles.
Ch. 268	<b>T</b>	Storm Sewers	Ch.30 C Stormwater	
Ch. 281	<b>R</b>	Streets & Sidewalks	Ch. 32 Streets & Sidewalks	Note: Village Code requires all property owners to remove snow and ice from sidewalks; Town excludes single family home properties
Ch. 288	<b>R</b>	Subdivision of Land	Ch. 21 Land Use Regulations	Village has special subdivision requirements for hillsides and slopes. The Village classifies major subdivisions as more than 2 lots. Town classifies major subdivisions as more than 4 lots or requiring a new road.

**IX. Village Laws and Regulations (Other than Zoning)**

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<u>Village Chap</u>	<u>Action</u>	<u>Village Title</u>	<u>Town Chapter/Title</u>	<u>Notes</u>
Ch. 295	<b>N/A</b>	Taxation	Ch. 34 Taxation	Village Code addresses Gross Receipts Tax & Real Property Tax Exemptions
Ch. 302	<b>M</b>	Trees	Ch. 35 Trees and Shrubbery	Village code has more expansive requirements re: plantings and tree trimming
Ch. 310	<b>M</b>	Vehicles and Traffic	Ch. 39 Vehicle and Traffic Regulations	Town may want to consider modifying Town Code to address Village vehicle & traffic codes such as speed limits, parking, parking restrictions; snow parking, speed limits, truck routes, traffic signals.
Ch. 316	<b>R</b>	Vehicles, Repair of	Ch. 39 Vehicles and Traffic Regulations	Village Code prohibits repair work on Village streets
Ch. 323	<b>T</b>	Watercourses	Ch. 41 Watercourse Diversion	

Additional Note: There exist significant parking issues in the area of the Village between the Thruway and the Hudson River. Parking has always been at a premium in the Village. Chapter 310 of the Village Code includes a restriction on overnight parking on Village streets; however there are a number of properties without driveways and there are multiple family structures, particularly those converted to multiple family units from larger single homes that have insufficient parking. The Village has an informal practice whereby residents may call in on a daily basis to the police department and indicate they need to park overnight and are extended a courtesy and are not issued a ticket. The issues relative to overnight parking should be addressed during the transition phase.

While parking has always been a challenge to the residents of the Village, the situation has been exasperated by the popularity of the Shared Use Path. To address this, the Village of South Nyack has been working with its delegation in the NYS Assembly and Senate to craft legislation providing the Village and its surviving municipality the option to implement a residential parking permit system to protect residents. Should this be approved and adopted as a law, the Town would be required to administer a residential parking permit system in the legislatively dedicated boundaries.



## **X. Fiscal Impacts of Dissolution**

In accordance with GML Article 17-A §774 (d), the Dissolution Plan must include a fiscal estimate of the cost of dissolution. The fiscal impact of a dissolution involves both the one-time costs related to the transition and implementation of the dissolution and the long term fiscal impact on the residents and taxpayers of the Village of South Nyack, the Orangetown Town-outside-Village and town-wide taxpayers and residents.

### **Transition and Implementation Activities and Related Costs**

Dissolving a Village government and ramping up a Town government to assume the services is a significant undertaking. There will be associated on-time costs associated with these transition and initial implementation activities. Preliminary estimates are anticipated to be in the range of \$150,000 to \$200,000 depending on what is finally determined is needed and what can be done accomplished in-house. Examples include, but are not limited to:

- Legal and consultant services to facilitate the transition and implementation phases of dissolution.
- Temporary fiscal services to close out Village fiscal books and prepare and submit all required Federal and New York State filings and reports.
- Independent financial audit(s).
- Appraisal of Village Hall and the Public Works Garage.
- Costs associated with the sale of real estate and personal properties.
- Streamlining, organizing, digitizing and moving of Village records.
- Provision of hardware and software to maintain critical Village electronic records.
- Merging or incorporating village and town laws into a single code. This task will be quite involved given that each municipality has numerous codes, rules and regulations that will have to be reviewed, amended or in some cases rewritten.
- Development of a map, plan and report necessary to support the necessary Town Board actions to maintain the area of South Nyack in the Joint Nyack Fire District.
- Purchase of software or licenses for the integration of additional staff to the Town to provide the expanded services to the Village of south Nyack.
- Consultant transition assistance to the Village and Town.

The Town and Village are eligible for Citizen’s Re-organization Empowerment Grant (CREG) funds that can be used to support transition and implementation costs. It is unclear at this time as to whether the Town and Village are both eligible for a \$50,000 transition/implementation grant or whether they are only eligible for a single \$50,000 grant.

The Town also has the option to use up to 30% of its annual CETC funds to support costs associated with the implementation phase. The funds could be used, for example, to purchase equipment, vehicles, software, hardware or temporary professional services needed to facilitate the implementation of expanded services to the Village.

### **Post Dissolution Fiscal Impact Methodology**

The study modeled a post dissolution Town budget, property tax levy and tax rates. The study used the 2020/2021 Village Budget and the 2021 Town Budget as the base of the analysis. The figures presented in this model are **projections only** and are provided to show what taxes could be anticipated based upon the service and cost changes outlined in this Dissolution Plan. The information in this section is a representation of the data available at the time of the development of this Dissolution Plan.

**Current Property Tax Levies**

The Town of Orangetown operating budget and tax levy is significantly greater than that of the Village of South Nyack, reflecting the greater population served and the broader range of services delivered. The Village Board adopted a balanced 2020/2021 Operating Budget with appropriations totaling \$4,192,602 and a property tax levy of \$2,867,600 as depicted in **Table 12: 2020/2021 Adopted Village Budget Summary**.

**Table 12: Adopted 2020/2021 South Nyack Budget Summary**

<b>Village of South Nyack 2020/2021 Budget</b>			
	<b>Expenditures</b>	<b>Revenues &amp; Appropriated Fund Balance</b>	<b>Property Tax Revenues</b>
<b>General Fund</b>	<b>\$4,192,902</b>	<b>\$1,325,302</b>	<b>\$2,867,600</b>
<i>Source: Village of South Nyack Adopted 2020/2021 Budget</i>			

The Adopted 2021 Town Operating Budget including all funds including the town-wide sewer district, two golf course enterprise funds, a parking district and the debt service fund totaled \$78,050,102. **Table 13: Adopted 2021 Orangetown Property Tax Levy Summary** depicts the Town of Orangetown tax levy.

**Table 13: Summary of the 2021 Orangetown Property Tax Levy**

<b>2021 Orangetown Property Tax Levy</b>	
<b>Fund</b>	<b>Levy</b>
<b>General Fund (Town-wide)</b>	<b>\$4,673,735</b>
<b>Highway (Town-wide)</b>	<b><u>\$4,201,291</u></b>
	<b>\$8,875,026</b>
<b>Town outside Village - Police</b>	<b>\$26,976,233</b>
<b>Town outside Village - Other</b>	<b>\$2,391,654</b>
<b>Town outside Village - Highway</b>	<b>\$6,414,367</b>
<b>Sewer</b>	<b><u>\$3,536,889</u></b>
<b>Total</b>	<b>\$48,194,169</b>

*Source: 2021 Orangetown Adopted Budget*

**Calculation of the Citizen Empowerment Tax Credit (CETC)**

The **Citizen Empowerment Tax Credit (CETC)** is an annual incentive offered to municipalities that reorganize under Article 17-A of the General Municipal Law. The CETC is equivalent to fifteen percent (15%) of the combined real property tax levies of the Town and Village or \$1,000,000, whichever is less. In the instance of South Nyack and Orangetown, the CETC is \$1,000,000. The CETC is subject to limits of annual New York State appropriations; and, as such it is important to understand the tax impacts of the dissolution with and without the CETC in order to evaluate the full range of possible fiscal impacts. Note: In New York State fiscal year 2020/2021, the municipalities for the CETC have received to date **only 80%** of their full CETC award due to the State’s fiscal crisis related to the COVID 19 outbreak.

As depicted in **Table 14: Citizens Empowerment Tax Credit**, the tax credit would be \$1,000,000. By law, a minimum of 70% (\$700,000) of the CETC must be applied as a reduction to the Town tax levy. The remaining 30% (\$300,000) may be used for a variety of other costs including capital improvement costs or initial implementation costs. The final tax impact is shown as a range between a minimum benefit of no application of the CETC to 70% of the CETC funds applied to lower the tax levy and a maximum benefit of 100% of the CETC funds applied to lower the tax levy.

As stated earlier in the Plan, the CETC is a significant annual benefit; however, given that the post-dissolution tax levy for Orangetown is approaching \$50M, the \$1M CETC does not have the same impact on reducing tax rates as it has had in smaller communities in New York State.

**Table 14: Citizens Empowerment Tax Credit**

<b>Citizens Empowerment Tax Credit</b>		
<b>Maximum CETC for Tax Reduction</b>	<b>100%</b>	<b>\$1,000,000</b>
<b>Minimum CETC for Tax Reduction</b>	<b>70%</b>	<b>\$700,000</b>
<b>Maximum CETC for Budgeted Items</b>	<b>30%</b>	<b>\$300,000</b>
<i>CETC is contingent upon annual New York State appropriations and is not guaranteed.</i>		
<i>The South Nyack-Orangetown CETC is capped at \$1,000,000</i>		

**Projected Cost Savings and Increases**

A fiscal model for post-dissolution conditions was developed to determine what anticipated revenues and costs would be shifted to the Town. The actual change in Town property tax levy will reflect the policies of the Town Board and a variety of changes in revenues and costs. It is also important to note that while the Town 2022 Budget will only reflect a partial year of the transition, this fiscal model is an annualized fiscal analysis. This fiscal model was based on the post dissolution conditions outlined in this Plan, the assumptions outlined in this section and those presented in **Appendix F: Fiscal Analysis**.

The key costs shifting to the Town includes the salaries and fringe benefits for positions identified as needed by the Town to take on the additional services from the Village. These includes the building inspector, the land use administrative support position, the two highway positions, the one Parks Department position, one position in the Town Clerk’s Office and five positions in the Police Department. The costs also include the projected increase in equipment, materials, supplies and contract services related to the provision of expanded services; particularly in the Town Highway Department and in the Town Parks Department. The new Town costs also include the Village legacy retiree health costs that will be funded by an assessment on Village property taxpayers.

Cost savings resulted from the elimination of duplicate services, re-organizing operations to optimize economies of scale and changes in services and service delivery. The model has also taken into account differences in costs such as salaries and benefit and differences in revenues. The model projects an estimated shift in property taxes of approximately \$2,161,496 which is \$706,104 less than the 2020/2021 Village property tax levy as depicted on the following page in **Table 15: Post Dissolution Possible Property Tax Levy Shift**.

Table 15: Post Dissolution Possible Property Tax Levy Shift

Village of South Nyack					
Post Dissolution Property Tax Levy Shift					
	20/21 Village	Less Grants	Dissolution	Surplus	Shift to
	Budget Summary	Revenue & Exp	Impact	Adjustment	Town
Appropriation	\$ 4,192,902	\$ (502,736)	\$ (1,032,163)	\$ -	\$ 2,658,003
Non Property Tax Revenue	\$ 983,710	\$ (502,736)	\$ 15,533	\$ -	\$ 496,507
Appropriated Surplus	\$ 341,592	\$ -	\$ -	\$ 341,592	\$ -
	\$ 1,325,302	\$ (502,736)	\$ 15,533	\$ 341,592	\$ 496,507
<b>Balance - Property Tax</b>	<b>\$ 2,867,600</b>	<b>\$ -</b>	<b>\$ (1,047,696)</b>	<b>\$ 341,592</b>	<b>\$ 2,161,496</b>
<b>Reduction in Prop Tax Levy</b>					<b>\$ 706,104</b>

The 2020/2021 Adopted Village Budget included more than \$500,000 of grant appropriations and revenues that have no impact on the shift in levy given that that the budgeted grant revenues equal the grant appropriations. These revenues and appropriations have been removed to better depict the shifts in revenue and costs to the Town. **Table 16: Post Dissolution Major Cost Center Reductions & Increases** highlights the major cost center differentials between the 2020/2021 Budget and the post dissolution model.

Table 16: Post Dissolution Major Cost Center Reductions & Increases

2020/2021 Village Budget vs. Post Dissolution Model Major Cost Impacts on Property Tax Levy	
Debt Service Paid by Assets	\$ 229,856
Unused Debt Service (Land)	\$ 130,000
Refuse Collection	\$ 270,000
Police	\$ 191,014
Justice Court	\$ 60,991
Mayor/Trustees	\$ 28,300
Central Services	\$ 167,564
Prop & Liability Insurance	\$ 26,000
Land Use Administration	\$ (67,000)
New Town Debt - Highway	\$ (45,000)
Contingency	\$ 80,000
Village Garage Main & Utilities	\$ 17,000
Loss of Gross Utility Tax	\$ (24,500)
All Other Changes in Rev/Exp	\$ (16,529)
	\$ 1,047,696
Appropriated Surplus	\$ (341,592)
<b>Estimated Reduction in Levy</b>	<b>\$ 706,104</b>
<i>Note: Fringe Benefits &amp; Debt Service included in Police calculation only</i>	

As Table 16 above indicates, one primary area of net levy savings includes the Dissolution Plan proposal to use Village assets to pay off existing Village debt service which totaled \$229,856 in the 2020/2021 budget and the elimination of a budgeted cost of \$130,000 in debt service for the purchase of land that did not occur due to the dissolution. Another key shift is the reduction of \$270,000 for municipally funded refuse collection services; however Village residents will need to pay for private refuse collection services with an estimated average cost of \$360 per year. Police services and central services are noteworthy cost centers; anticipated to cost approximately \$191,000 and \$167,564 respectively less per year.

The majority of revenues will shift to the Town with a notable exception being the Gross Utility Tax which towns are not eligible to receive and fees such as the compensation from Grand View-On-Hudson for Justice Court clerk services. Other revenues have been adjusted to reflect current anticipated levels.

After accounting for all the anticipated shifts in costs and revenues, the net reduction in this model is estimated to be \$706,104 less than the 2020/2021 Village of South Nyack property tax levy.

### **Projected Property Tax Impact**

Based on the model of additional appropriations, revenues and property tax levy resulting from the dissolution of the Village, the net property tax levy was spread to the various Town funds, necessary to model the potential impact on property tax rates.

The impact on the property taxpayers is presented for: 1) Village of South Nyack taxpayers, 2) Town outside the Village Taxpayers (other than South Nyack) and 3) Town-wide taxpayers who reside within other Villages. **Appendix G: Fiscal Analysis** provides details related to the calculation of the property tax rates. **Table 17: Summary Chart of Projected Property Tax Rate Impacts** summarizes the various potential impact on property tax rates based on the various categories of taxpayers.

**Table 17: Summary Chart of Projected Property Tax Rate Impacts**

<b>PROJECTED DISSOLUTION IMPACT - PROPERTY TAX RATES</b>			
		<b>HOMESTEAD</b>	<b>NON - HOMESTEAD</b>
No CETC	South Nyack Taxpayer	Down 32.6%	Down 2.6%
	Town outside Village (not South Nyack)	Remain the Same	Up 1.7%
	Town-wide Only Taxpayer	Up 0.2%	Up 0.2%
70% CETC	South Nyack Taxpayer	Down 33.4%	Down 3.9%
	Town outside Village (not South Nyack)	Down 1.2%	Up 0.2%
	Town-wide Only Taxpayer	Down 5.4%	Down 6.2%
100% CETC	South Nyack Taxpayer	Down 33.7%	Down 4.5%
	Town outside Village (not South Nyack)	Down 1.8%	Down 0.5%
	Town-wide Only Taxpayer	Down 7.8%	Down 9.0%

The following series of tables provides additional details depicting the components of the property tax rates. There are six groupings of taxpayers, recognizing differences in tax bases as well as recognition of whether the property is homestead or non-homestead. The impact on the South Nyack property taxpayers is summarized on the following pages in **Table 18: Projected Dissolution Impact on South Nyack Property Taxpayers** (Homestead and Non-Homestead) and in **Table 19: Estimated Impact on South Nyack Homeowner - Town and Village Property Taxes**.

Table 18: Projected Dissolution Impact on South Nyack Property Taxpayers

South Nyack Homestead Property Taxpayer					
HOMESTEAD	Current	Model - Post Dissolution			
Fund	Current	No CETC	70% CETC	100% CETC	Change in Rate
Village	\$17.68	\$0.00	\$0.00	\$0.00	
Village Legacy	\$0.00	\$0.99	\$0.99	\$0.99	
Town General & Highway	\$1.98	\$1.98	\$1.83	\$1.76	
TOV Police	\$0.00	\$7.32	\$7.32	\$7.32	
TOV Other	\$0.00	\$0.75	\$0.75	\$0.75	
TOV Highway	\$0.00	\$1.96	\$1.96	\$1.96	
Town Sewer	\$0.80	\$0.80	\$0.80	\$0.80	
Refuse Services		New Fee	New Fee	New Fee	
<b>Total No CETC</b>	<b>\$20.46</b>	<b>\$13.80</b>			<b>-32.6%</b>
<b>Total 70% CETC</b>	<b>\$20.46</b>		<b>\$13.64</b>		<b>-33.4%</b>
<b>Total 100% CETC</b>	<b>\$20.46</b>			<b>\$13.57</b>	<b>-33.7%</b>

Estimated Property Tax Rate Impact South Nyack Non Homestead Property Taxpayer					
NON HOMESTEAD	Current	Model - Post Dissolution			
Fund	Current	No CETC	70% CETC	100% CETC	Change in Rate
Village	\$17.68	\$0.00	\$0.00	\$0.00	
Village Legacy	\$0.00	\$2.38	\$2.38	\$2.38	
Town General & Highway	\$3.60	\$3.61	\$3.32	\$3.20	
TOV Police	\$0.00	\$10.52	\$10.52	\$10.52	
TOV Other	\$0.00	\$1.16	\$1.16	\$1.16	
TOV Highway	\$0.00	\$3.03	\$3.03	\$3.03	
Town Sewer	\$0.80	\$0.80	\$0.80	\$0.80	
<b>Total No CETC</b>	<b>\$22.08</b>	<b>\$21.50</b>			<b>-2.6%</b>
<b>Total 70% CETC</b>	<b>\$22.08</b>		<b>\$21.22</b>		<b>-3.9%</b>
<b>Total 100% CETC</b>	<b>\$22.08</b>			<b>\$21.10</b>	<b>-4.5%</b>

To assist South Nyack residents compare their combined Town and Village property taxes to the modeled estimate of their post dissolution Town taxes, [Table 19: Estimated Impact on South Nyack Homeowner - Town and Village Property Taxes](#) depicts the property tax impact and the impact of the estimated private refuse pick up fee that residents will have to pay directly. Three South Nyack homeowner scenarios are presented: 1) the average of the lowest one-third of homes assessed values (\$150,000), 2) the average of the middle one-third homes assessed values (\$195,000) and 3) the average of the highest one-third homes assessed values (\$331,000). It is important to note that this does not include school district, county or special district taxes.

**Table 19: Estimated Impact on South Nyack Homeowner - Town and Village Property Taxes**

<b>South Nyack Homeowner - Estimated Fiscal Impact</b>				
<b>Home with \$150,000 Assessed Value</b>				
	<b>Assessed Value</b>	<b>Current Village and Town Tax Bill</b>	<b>Post Dissolution Town Tax Bill (No CETC)</b>	<b>Estimated Savings</b>
<b>Assessed Value</b>	\$150,000			
<b>Est. Property Tax Payment</b>		\$3,070	\$2,069	
<b>Est. Refuse Pick-Up Fee</b>		\$0	\$360	
<b>Total</b>		\$3,070	\$2,429	\$641
<i>If 70% of CETC is applied to offset taxes, the savings estimate is:</i>				\$664
<i>If 100% of CETC is applied to offset taxes, the savings estimate is:</i>				\$674

<b>South Nyack Homeowner - Estimated Fiscal Impact</b>				
<b>Home with \$195,000 Assessed Value</b>				
	<b>Assessed Value</b>	<b>Current Village and Town Tax Bill</b>	<b>Post Dissolution Town Tax Bill (No CETC)</b>	<b>Estimated Savings</b>
<b>Assessed Value</b>	\$195,000			
<b>Est. Property Tax Payment</b>		\$3,991	\$2,690	
<b>Est. Refuse Pick-Up Fee</b>		\$0	\$360	
<b>Total</b>		\$3,991	\$3,050	\$941
<i>If 70% of CETC is applied to offset taxes, the savings estimate is:</i>				\$971
<i>If 100% of CETC is applied to offset taxes, the savings estimate is:</i>				\$984

<b>South Nyack Homeowner - Estimated Fiscal Impact</b>				
<b>Home with \$331,000 Assessed Value</b>				
	<b>Assessed Value</b>	<b>Current Village and Town Tax Bill</b>	<b>Post Dissolution Town Tax Bill (No CETC)</b>	<b>Estimated Savings</b>
<b>Assessed Value</b>	\$331,000			
<b>Est. Property Tax Payment</b>		\$6,773.90	\$4,566	
<b>Est. Refuse Pick-Up Fee</b>		\$0	\$360	
<b>Total</b>		\$6,774	\$4,926	\$1,848
<i>If 70% of CETC is applied to offset taxes, the savings estimate is:</i>				\$1,899
<i>If 100% of CETC is applied to offset taxes, the savings estimate is:</i>				\$1,921



The impact on the Town outside Village Property Taxpayer (Other than South Nyack) is summarized below in **Table 20: Projected Dissolution Impact - Town outside Village Taxpayer (Other than South Nyack)**

**Table 20: Projected Dissolution Impact - Town outside Village Taxpayer (Other than South Nyack)**

<b>Estimated Property Tax Rate Impact</b>					
<b>Town outside Village (Other than South Nyack) Homestead</b>					
<b>HOMESTEAD</b>	<b>Current</b>	<b>Model - Post Dissolution</b>			
<b>Fund</b>	<b>Current</b>	<b>No CETC</b>	<b>70% CETC</b>	<b>100% CETC</b>	<b>Change in Rate</b>
Village	\$0.00	\$0.00	\$0.00	\$0.00	
Village Legacy	\$0.00	\$0.00	\$0.00	\$0.00	
Town General & Highway	\$1.98	\$1.98	\$1.83	\$1.76	
TOV Police	\$7.38	\$7.32	\$7.32	\$7.32	
TOV Other	\$0.72	\$0.75	\$0.75	\$0.75	
TOV Highway	\$1.93	\$1.96	\$1.96	\$1.96	
Town Sewer	\$0.80	\$0.80	\$0.80	\$0.80	
<b>Total No CETC</b>	<b>\$12.81</b>	<b>\$12.81</b>			<b>0.0%</b>
<b>Total 70% CETC</b>	<b>\$12.81</b>		<b>\$12.65</b>		<b>-1.2%</b>
<b>Total 100% CETC</b>	<b>\$12.81</b>			<b>\$12.59</b>	<b>-1.8%</b>

<b>Estimated Property Tax Rate Impact</b>					
<b>Town Outside Village ( other than South Nyack) Non Homestead Property Taxpayer</b>					
<b>NON HOMESTEAD</b>	<b>Current</b>	<b>Model - Post Dissolution</b>			
<b>Fund</b>	<b>Current</b>	<b>No CETC</b>	<b>70% CETC</b>	<b>100% CETC</b>	<b>Change in Rate</b>
Village	\$0.00	\$0.00	\$0.00	\$0.00	
Village Legacy	\$0.00	\$0.00	\$0.00	\$0.00	
Town General & Highway	\$3.60	\$3.61	\$3.32	\$3.20	
TOV Police	\$10.39	\$10.52	\$10.52	\$10.52	
TOV Other	\$1.09	\$1.16	\$1.16	\$1.16	
TOV Highway	\$2.92	\$3.03	\$3.03	\$3.03	
Town Sewer	\$0.80	\$0.80	\$0.80	\$0.80	
<b>Total No CETC</b>	<b>\$18.80</b>	<b>\$19.12</b>			<b>1.7%</b>
<b>Total 70% CETC</b>	<b>\$18.80</b>		<b>\$18.84</b>		<b>0.2%</b>
<b>Total 100% CETC</b>	<b>\$18.80</b>			<b>\$18.72</b>	<b>-0.5%</b>

The impact on the Town taxpayers that only pay Town-wide Taxes is summarized below in **Table 21: Projected Dissolution Impact – Town-wide Taxpayers Only**.

**Table 21: Projected Dissolution Impact – Town-wide Taxpayers Only**

<b>Estimated Property Tax Rate Impact</b>					
<b>Townwide <u>Homestead</u> Property Taxpayer</b>					
<b>Town General &amp; Highway and Sewer</b>	<b>Current</b>	<b>No CETC</b>	<b>70% CETC</b>	<b>100% CETC</b>	<b>Change in Rate</b>
<b>Total No CETC</b>	\$2.78	\$2.79			<b>0.2%</b>
<b>Total 70% CETC</b>	\$2.78		\$2.63		<b>-5.4%</b>
<b>Total 100% CETC</b>	\$2.78			\$2.57	<b>-7.8%</b>
<b>Impact on Property Taxpayer - Townwide <u>Non Homestead</u></b>					
<b>Townwide <u>Non Homestead</u> Property Taxpayer</b>					
<b>Town General &amp; Highway and Sewer</b>	<b>Current</b>	<b>No CETC</b>	<b>70% CETC</b>	<b>100% CETC</b>	<b>Change in Rate</b>
<b>Total No CETC</b>	\$4.40	\$4.41			<b>0.2%</b>
<b>Total 70% CETC</b>	\$4.40		\$4.13		<b>-6.2%</b>
<b>Total 100% CETC</b>	\$4.40			\$4.01	<b>-9.0%</b>

**NOTES for Tables 18, 19, 20 and 21**

*Note 1: This is a model of the impact only. The ultimate post dissolution policies and fiscal decisions rest with the Orangetown Town Board.*

*Note 2: The post dissolution conditions do not include one- time transition or implementation costs.*

*Note 3: The estimated appropriations and revenues have been allocated to the relevant Town Funds.*

*Note 4: CETC funds are subject to annual New York State Appropriations.*

*Note 5: The Village rates for Villages other than South Nyack are not presented &will vary by Village.*

*Note 6: The South Nyack residents will pay a new \$360/yr. refuse collection fee directly to carter.*

*Note 7: The 2021 Town Budget and the 2020/2021 South Nyack Budgets were used as the basis of the analysis.*

*Note 8: This fiscal model used the post dissolution conditions included in this Dissolution Plan.*

## **XI. Plan Implementation – Recommended Action Steps**

This section outlines recommended action steps necessary to facilitate the dissolution in accordance with GML Article 17-A §774(n). The actions are identified by Village or Town; however, many of the steps will require coordination between the Village and the Town.

### **Village of South Nyack**

- Arrange for the preparation and submission of New York State Citizen Empowerment Re-organization Grant(s).
- Arrange for the preparation of independent financial audit(s) of Village finances.
- Procure appraisals of Village Hall and the Public Works Garage.
- Make arrangements for the sale of all Village assets planned for sale prior to dissolution.
  - Negotiate Sales with Designated Municipalities
  - Hold auction(s) for property and vehicles and equipment
- Prior to disposition of Village property, review the disposition and future use terms and conditions of grant agreements that funded the purchase of and or improvement to Village property, equipment or vehicles prior to the disposition to ensure the Village follows all terms.
- Streamline, organize, digitize and move Village records.
- Coordinate with New York State Office of Court Administration and the Office of the New York State Comptroller Justice Fund on the dissolution steps relative to the Justice Court.
- Organize and provide copies of all Village agreements and contracts to the Town and identify those that may continue, need actions or will be relevant post dissolution.
- Change zoning of Village Hall and the Public Work Garage properties prior to auction.

### **Town of Orangetown**

- Amend the Town land use code to include the “hybrid” model of zoning for the former Village.
- Merging or incorporating village and town laws into a single code. This task will be quite involved given that each municipality has numerous codes, rules and regulations that will have to be reviewed, amended or in some cases rewritten.
- Take necessary actions to maintain the inclusion of the area currently known as the Village of South Nyack in the Joint Nyack Fire District and to assure ability to levy property taxes on this area. This shall include having the necessary map, plan and report prepared and coordinating with the other municipalities to adopt any and all necessary legislative actions.
- Upon dissolution, the Town will need to establish the “South Nyack Legacy District” as provided by Article 17-A §790. The Town will assume the responsibility of any outstanding Village debt or liabilities. Costs related to the debt and liabilities will be met by taxes levied on the benefited real property located within the bounds of the District which is coterminous with the boundary of the former Village of South Nyack.
- Engage the temporary financial consultant services necessary to close out the Village financial operations, address accounts payable and receivable and prepare all Federal and New York State financial reports.
- Make necessary changes to Town property tax bills.

## ***XI. Plan Implementation – Recommended Action Steps***

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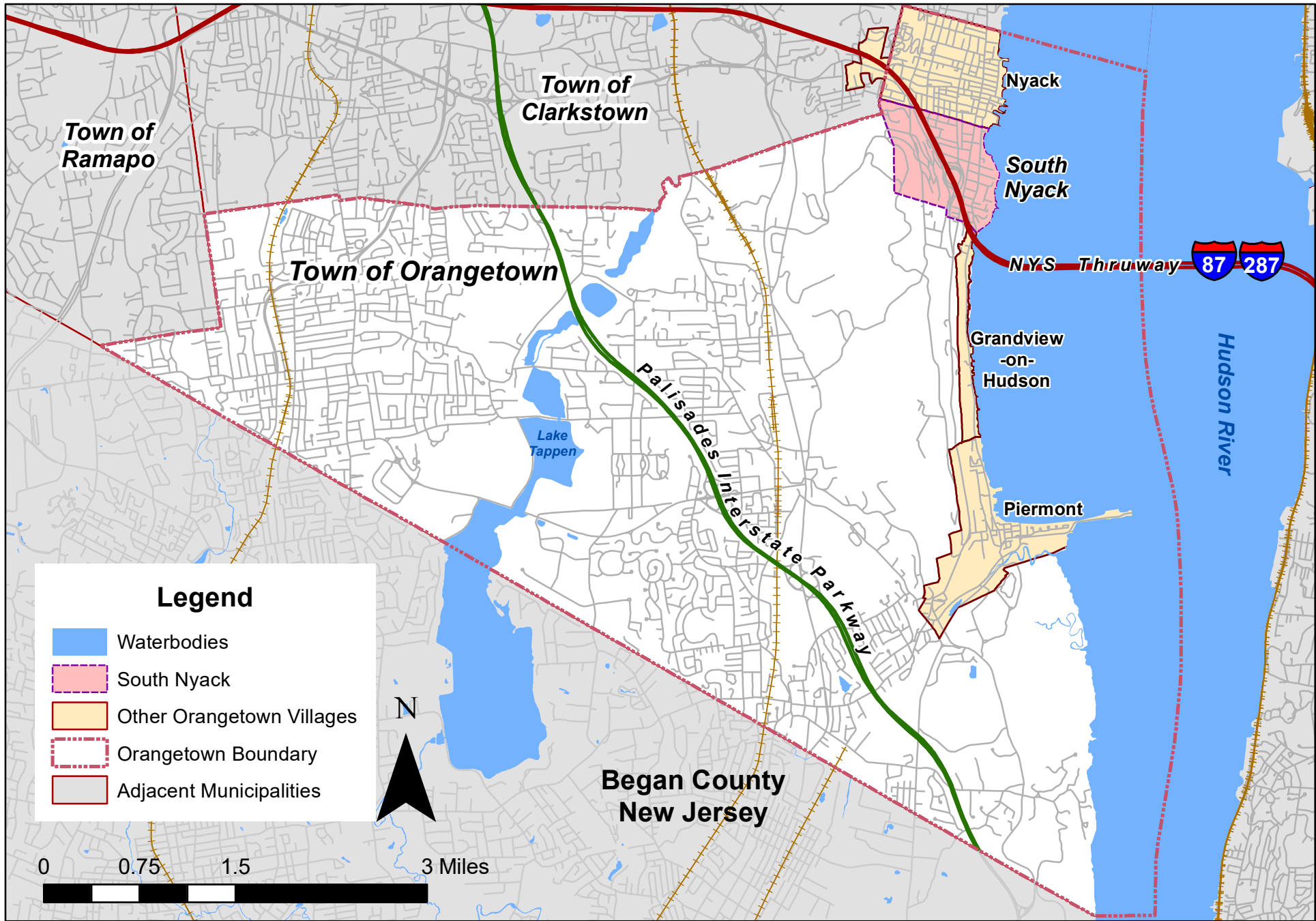
- Arrange for the preparation and submission of New York State Citizen Empowerment Re-organization Grant.
- Finalize the medium and location for the repository of Village records – electronic and paper.
- Procure and install any hardware and software to maintain critical Village electronic records.
- Purchase of software or licenses for the integration of additional staff to the Town to provide the expanded services to the Village of South Nyack.
- Establish South Nyack Land Use Advisory Committee.
- Amend the Town Sidewalk Safety Plan to include the Village Streets that meet the Town criteria.

### **Joint Actions**

- Development, authorization and execution of Inter-municipal Agreements between the Town and the Village necessary to provide for continuity of municipal services to the residents of the Village during the transition period.
- Coordinate the designation of designated Town officials as signatory on various Village bank accounts and other documents.

# APPENDICES

APPENDIX A  
VILLAGE OF SOUTH NYACK  
LOCATION MAP



General Overview Map

Village of South Nyack & Town of Orangetown, Rockland County



APPENDIX B  
VILLAGE OF SOUTH NYACK  
LISTING OF ROADS  
(NYS DEPARTMENT OF TRANSPORTATION)

Village of South Nyack			
Village Road Listing			
Road Name	Section Start	Section End	Length
Berachah Ave	Terrace Dr.	End	0.05
Brookside Ave	S Broadway	Cooper Drive	0.27
Cedar Hill Ave	Piermont Ave	Anna St	0.50
Chase Ave	College Ave	South Blvd	0.16
Clinton Ave	Dead End	Cooper Drive	0.41
College Ave	South Blvd	Chase Ave	0.26
Cooper Dr	Clinton Ave	White Ave	0.14
Cornielison Ave	S Broadway	Piermont Ave	0.09
Depot Place	Cedar Hill Ave	Brookside Ave	0.22
Division Ave	S Broadway	Depot Place	0.09
Edgewater Lane	Glenbyron Ave	Dead End	0.06
Elizabeth Place	S Broadway	Dead End	0.06
Elysian Ave	S Franklin Street	End	0.26
Franklin St	Cedar Hill Ave	US 9W	0.36
Gesner Ave	Piermont Ave	Dead End	0.15
Glenbyron Ave	Washington Ave	Edgewater Lane	0.13
Gurnee Ave	Piermont Ave	Dead End	0.06
Hamilton Place	S Broadway	Dead End	0.06
Livingstone Place	S Broadway	Dead End	0.05
Lowland Drive	US 9W	Terrace Dr	0.16
Mansfield Ave	S Broadway	Piermont Ave	0.10
Maple Street	Ross Ave	Cedar Hill Ave	0.12
Piermont Ave	Grandview Vill	Cornielison Ave	0.26
Piermont Ave	Cornielison Ave	Cedar Hill Ave	0.12
Prall Place	S Broadway	Piermont Ave	0.09
Prospect Ave	Chase Ave	Terrace Dr	0.06
Prospect Street	Elysian Ave	Cedar Hill Ave	0.57
Ross Ave	Spring Street	Maple Ave	0.11
S Broadway	Cedar Hill Ave	Grandview Vill	0.74
Salisbury Lane	Piermont Ave	Dead End	0.13
Smith Ave	Tappanzee Terr	Dead End	0.17
South Blvd	S Nyack VL	South Highland	0.55
South Highland	US 9W	South Nyack VL	0.44
Spring Street	White Ave	Ross Ave	0.07
Tappanzee Terr	Smith Ave	Dead End	0.05
Terrace Drive	South Highland	Berachah Ave	0.32
Upland Drive	South Highland	South Blvd	0.28
Voorhis Ave	Piermont Ave	Depot Place	0.15
Washington Ave	Broadway	Glen Byron Ave	0.18
Washington Street	Ross Ave	Cedar Hill Ave	0.11
White Ave	S Franklin Street	Cooper Drive	0.18
		Summary	8.34

Source: NYS Department of Transportation - 2019 Local Road Listing

APPENDIX C  
VILLAGE OF SOUTH NYACK  
LISTING OF STREET LIGHTS

**STREET LIGHTS ILLUMINATED BY THE VILLAGE OF SOUTH NYACK**

GRID X	GRID Y	FIXTURE DETAILS	STREET ADDRESS1	TOWN	DEVICE
61246	39410	5800 LUM 8FT 131 S 70W \$13.	BERACHAH AVE	SOUTH NYACK	UG
61332	39247	7900 LUM 8FT 114 M 175W \$1	BROADWAY	SOUTH NYACK	OH
61339	39265	5800 LUM 8FT 131 S 70W \$13.	BROADWAY	SOUTH NYACK	UG
61343	39284	7900 LUM 8FT 114 M 175W \$1	BROADWAY	SOUTH NYACK	UG
61351	39302	9500 LUM 8FT 134 S 100W \$14.	BROADWAY	SOUTH NYACK	UG
61355	39358	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61356	39336	7900 LUM 8FT 114 M 175W \$1	BROADWAY	SOUTH NYACK	UG
61359	39320	12000 LUM 8FT 117 M 250W \$	BROADWAY	SOUTH NYACK	UG
61362	39401	46000 LUM 8FT 144 S 400W \$	BROADWAY	SOUTH NYACK	OH
61363	39377	46000 LUM 8FT 144 S 400W \$	BROADWAY	SOUTH NYACK	OH
61370	39416	46000 LUM 8FT 144 S 400W \$	BROADWAY	SOUTH NYACK	OH
61373	39456	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61373	39436	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61381	39478	27500 LUM 8FT 141 S 250W \$	BROADWAY	SOUTH NYACK	OH
61385	39504	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61385	39527	27500 LUM 8FT 141 S 250W \$	BROADWAY	SOUTH NYACK	OH
61391	39542	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61393	39579	46000 LUM 8FT 144 S 400W \$	BROADWAY	SOUTH NYACK	OH
61394	39564	46000 LUM 8FT 144 S 400W \$	BROADWAY	SOUTH NYACK	OH
61400	39604	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61403	39621	22500 LUM 8FT 121 M 400W \$	BROADWAY	SOUTH NYACK	OH
61433	39427	4000 LUM 8FT 111 M 100W \$1	BROADWAY	SOUTH NYACK	OH
61467	39416	5800 LUM 8FT 131 S 70W \$13.	BROADWAY	SOUTH NYACK	OH
61278	39551	4000 LUM 8FT 111 M 100W \$1	BROOKSIDE	SOUTH NYACK	OH
61293	39547	4000 LUM 8FT 111 M 100W \$1	BROOKSIDE	SOUTH NYACK	OH
61310	39545	4000 LUM 8FT 111 M 100W \$1	BROOKSIDE	SOUTH NYACK	OH
61350	39534	4000 LUM 8FT 111 M 100W \$1	BROOKSIDE	SOUTH NYACK	OH
61363	39535	4000 LUM 8FT 111 M 100W \$1	BROOKSIDE	SOUTH NYACK	OH
61181	39699	4000 LUM 8FT 111 M 100W \$1	CEDAR HILL AVE	SOUTH NYACK	OH
61207	39691	5800 LUM 8FT 131 S 70W \$13.	CEDAR HILL AVE	SOUTH NYACK	OH
61214	39690	4000 LUM 8FT 111 M 100W \$1	CEDAR HILL AVE	SOUTH NYACK	OH
61256	39679	4000 LUM 8FT 111 M 100W \$1	CEDAR HILL AVE	SOUTH NYACK	OH
61280	39672	4000 LUM 8FT 111 M 100W \$1	CEDAR HILL AVE	SOUTH NYACK	OH
61302	39666	7900 LUM 8FT 114 M 175W \$1	CEDAR HILL AVE	SOUTH NYACK	OH
61365	39644	16000 LUM 8FT 138 S 150W \$	CEDAR HILL AVE	SOUTH NYACK	OH
61184	39480	4000 LUM 8FT 111 M 100W \$1	CENTRAL AVE	SOUTH NYACK	OH
61203	39470	4000 LUM 8FT 111 M 100W \$1	CENTRAL AVE	SOUTH NYACK	OH
61206	39461	4000 LUM 8FT 111 M 100W \$1	CENTRAL AVE	SOUTH NYACK	OH
61218	39407	5800 LUM 8FT 131 S 70W \$13.	CENTRAL AVE	SOUTH NYACK	OH
61220	39438	5800 LUM 8FT 131 S 70W \$13.	CENTRAL AVE	SOUTH NYACK	OH
61225	39424	5800 LUM 8FT 131 S 70W \$13.	CENTRAL AVE	SOUTH NYACK	OH
61276	39514	4000 LUM 8FT 111 M 100W \$1	CLINTON AVE	SOUTH NYACK	OH
61299	39506	7900 LUM 8FT 114 M 175W \$1	CLINTON AVE	SOUTH NYACK	OH
61357	39487	4000 LUM 8FT 111 M 100W \$1	CLINTON AVE	SOUTH NYACK	OH
61405	39470	7900 LUM 8FT 114 M 175W \$1	CLINTON AVE	SOUTH NYACK	OH
61436	39458	7900 LUM 8FT 114 M 175W \$1	CLINTON AVE	SOUTH NYACK	OH
61451	39458	4000 LUM 8FT 111 M 100W \$1	CLINTON AVE	SOUTH NYACK	OH
61481	39444	4000 LUM 8FT 111 M 100W \$1	CLINTON AVE	SOUTH NYACK	OH
61197	39438	4000 LUM 8FT 111 M 100W \$1	COLLEGE AVE	SOUTH NYACK	OH
61204	39425	7900 LUM 8FT 114 M 175W \$1	COLLEGE AVE	SOUTH NYACK	OH
61260	39556	4000 LUM 8FT 111 M 100W \$1	COOPER DR	SOUTH NYACK	OH
61268	39539	4000 LUM 8FT 111 M 100W \$1	COOPER DR	SOUTH NYACK	OH
61374	39333	5800 LUM 8FT 131 S 70W \$13.	CORNELISON AVE	SOUTH NYACK	OH
61348	39550	9500 LUM 8FT 134 S 100W \$14.	DEPOT PL	SOUTH NYACK	OH
61349	39570	7900 LUM 8FT 114 M 175W \$1	DEPOT PL	SOUTH NYACK	OH
61349	39603	9500 LUM 8FT 134 S 100W \$14.	DEPOT PL	SOUTH NYACK	OH
61350	39625	5800 LUM 8FT 131 S 70W \$13.	DEPOT PL	SOUTH NYACK	OH
61350	39649	5800 LUM 8FT 131 S 70W \$13.	DEPOT PL	SOUTH NYACK	OH
61385	39597	4000 LUM 8FT 111 M 100W \$1	DIVISION AVE	SOUTH NYACK	OH

STREET LIGHTS ILLUMINATED BY THE VILLAGE OF SOUTH NYACK						
GRID X	GRID Y	FIXTURE DETAILS	STREET ADDRESS1	TOWN	DEVICE	
61453	39326	7900 LUM 8FT 114 M 175W \$1	EDGEWATER LANE	SOUTH NYACK	OH	
61472	39320	16000 LUM 8FT 138 S 150W \$	EDGEWATER LANE	SOUTH NYACK	OH	
61309	39301	5800 LUM 8FT 131 S 70W \$13	ELIZABETH PL	SOUTH NYACK	OH	
61325	39296	5800 LUM 8FT 131 S 70W \$13	ELIZABETH PL	SOUTH NYACK	OH	
61225	39663	4000 LUM 8FT 111 M 100W \$1	ELYSIAN AVE	SOUTH NYACK	OH	
61248	39656	7900 LUM 8FT 114 M 175W \$1	ELYSIAN AVE	SOUTH NYACK	OH	
61273	39649	7900 LUM 8FT 114 M 175W \$1	ELYSIAN AVE	SOUTH NYACK	OH	
61290	39644	7900 LUM 8FT 114 M 175W \$1	ELYSIAN AVE	SOUTH NYACK	OH	
61306	39639	9500 LUM 8FT 134 S 100W \$14	ELYSIAN AVE	SOUTH NYACK	OH	
61318	39636	4000 LUM 8FT 111 M 100W \$1	ELYSIAN AVE	SOUTH NYACK	OH	
61327	39658	27500 LUM 8FT 141 S 250W \$2	FRANKLIN ST	SOUTH NYACK	OH	
61327	39638	27500 LUM 8FT 141 S 250W \$2	FRANKLIN ST	SOUTH NYACK	OH	
61332	39520	7900 LUM 8FT 114 M 175W \$1	FRANKLIN ST	SOUTH NYACK	OH	
61332	39496	4000 LUM 8FT 111 M 100W \$1	FRANKLIN ST	SOUTH NYACK	OH	
61333	39586	27500 LUM 8FT 141 S 250W \$2	FRANKLIN ST	SOUTH NYACK	OH	
61333	39598	46000 LUM 8FT 144 S 400W \$2	FRANKLIN ST	SOUTH NYACK	OH	
61333	39614	12000 LUM 8FT 117 M 250W \$	FRANKLIN ST	SOUTH NYACK	OH	
61333	39630	5800 LUM 8FT 131 S 70W \$13	FRANKLIN ST	SOUTH NYACK	OH	
61334	39562	12000 LUM 8FT 117 M 250W \$	FRANKLIN ST	SOUTH NYACK	OH	
61335	39540	7900 LUM 8FT 114 M 175W \$1	FRANKLIN ST	SOUTH NYACK	OH	
61438	39326	4000 LUM 8FT 111 M 100W \$1	GLEN BRYON AVE	SOUTH NYACK	OH	
61453	39361	4000 LUM 8FT 111 M 100W \$1	GLEN BRYON AVE	SOUTH NYACK	OH	
61418	39310	5800 LUM 8FT 131 S 70W \$13	GURNEY AVE	SOUTH NYACK	OH	
61313	39276	4000 LUM 8FT 111 M 100W \$1	HAMILTON PL	SOUTH NYACK	OH	
61138	39647	9500 LUM 8FT 134 S 100W \$14	HIGHLAND AVE	SOUTH NYACK	OH	
61138	39637	9500 LUM 8FT 134 S 100W \$14	HIGHLAND AVE	SOUTH NYACK	OH	
61138	39668	7900 LUM 8FT 114 M 175W \$1	HIGHLAND AVE	SOUTH NYACK	OH	
61138	39689	4000 LUM 8FT 111 M 100W \$1	HIGHLAND AVE	SOUTH NYACK	OH	
61138	39710	9500 LUM 8FT 134 S 100W \$14	HIGHLAND AVE	SOUTH NYACK	OH	
61138	39611	9500 LUM 8FT 134 S 100W \$14	HIGHLAND AVE	SOUTH NYACK	OH	
61229	39471	9500 LUM 8FT 134 S 100W \$14	LOWLAND DR	SOUTH NYACK	OH	
61233	39509	5800 LUM 8FT 131 S 70W \$13	LOWLAND DR	SOUTH NYACK	OH	
61239	39497	9500 LUM 8FT 134 S 100W \$14	LOWLAND DR	SOUTH NYACK	OH	
61249	39474	5800 LUM 8FT 131 S 70W \$13	LOWLAND DR	SOUTH NYACK	OH	
61256	39463	4000 LUM 8FT 111 M 100W \$1	LOWLAND DR	SOUTH NYACK	OH	
61260	39464	4000 LUM 8FT 111 M 100W \$1	LOWLAND DR	SOUTH NYACK	OH	
61320	39255	4000 LUM 8FT 111 M 100W \$1	LVINGSTON PL	SOUTH NYACK	OH	
61375	39372	4000 LUM 8FT 111 M 100W \$1	MANSFIELD AVE	SOUTH NYACK	OH	
61390	39367	4000 LUM 8FT 111 M 100W \$1	MANSFIELD AVE	SOUTH NYACK	OH	
61208	39668	4000 LUM 8FT 111 M 100W \$1	MAPLE ST	SOUTH NYACK	OH	
61393	39242	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61393	39296	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61394	39273	9500 LUM 8FT 134 S 100W \$14	PIERMONT AVE	SOUTH NYACK	OH	
61394	39263	9500 LUM 8FT 134 S 100W \$14	PIERMONT AVE	SOUTH NYACK	OH	
61400	39326	7900 LUM 8FT 114 M 175W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61408	39228	46000 LUM 8FT 144 S 400W \$2	PIERMONT AVE	SOUTH NYACK	OH	
61409	39216	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61412	39358	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61419	39421	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61421	39436	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61421	39493	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61423	39463	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61424	39532	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61424	39555	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61430	39580	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61433	39611	4000 LUM 8FT 111 M 100W \$1	PIERMONT AVE	SOUTH NYACK	OH	
61404	39437	4000 LUM 8FT 111 M 100W \$1	PRALL PL	SOUTH NYACK	OH	
61294	39658	4000 LUM 8FT 111 M 100W \$1	PROSPECT ST	SOUTH NYACK	OH	
61265	39484	7900 LUM 8FT 114 M 175W \$1	ROAD F	SOUTH NYACK	UG	
61277	39483	7900 LUM 8FT 114 M 175W \$1	ROAD F	SOUTH NYACK	UG	
61291	39483	7900 LUM 8FT 114 M 175W \$1	ROAD F	SOUTH NYACK	UG	
61308	39481	7900 LUM 8FT 114 M 175W \$1	ROAD F	SOUTH NYACK	UG	
61338	39487	9500 LUM 8FT 134 S 100W \$14	ROAD F	SOUTH NYACK	UG	

**STREET LIGHTS ILLUMINATED BY THE VILLAGE OF SOUTH NYACK**

GRID X	GRID Y	FIXTURE DETAILS	STREET ADDRESS1	TOWN	DEVICE
61214	39632	9500 LUM 8FT 134 S 100W \$1	ROSS AVE	SOUTH NYACK	OH
61243	39627	4000 LUM 8FT 111 M 100W \$1	ROSS AVE	SOUTH NYACK	OH
61264	39621	4000 LUM 8FT 111 M 100W \$1	ROSS AVE	SOUTH NYACK	OH
61153	39689	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61164	39660	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61177	39632	5800 LUM 8FT 131 S 70W \$13	ROUTE 9W	SOUTH NYACK	OH
61207	39578	5800 LUM 8FT 131 S 70W \$13	ROUTE 9W	SOUTH NYACK	OH
61268	39460	5800 LUM 8FT 131 S 70W \$13	ROUTE 9W	SOUTH NYACK	OH
61270	39418	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61285	39379	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61295	39307	16000 LUM 15FT 139 S 150W \$	ROUTE 9W	SOUTH NYACK	OH
61295	39317	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61296	39353	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61299	39301	27500 LUM 8FT 141 S 250W \$	ROUTE 9W	SOUTH NYACK	OH
61299	39301	27500 LUM 8FT 141 S 250W \$	ROUTE 9W	SOUTH NYACK	OH
61581	36928	4000 LUM 8FT 111 M 100W \$1	ROUTE 9W	SOUTH NYACK	OH
61405	39262	5800 LUM 8FT 131 S 70W \$13	SALBURY PL	SOUTH NYACK	OH
61424	39253	4000 LUM 8FT 111 M 100W \$1	SALBURY PL	SOUTH NYACK	OH
61443	39249	4000 LUM 8FT 111 M 100W \$1	SALBURY PL	SOUTH NYACK	OH
61451	39257	7900 LUM 8FT 114 M 175W \$1	SALBURY PL	SOUTH NYACK	OH
61369	39304	4000 LUM 8FT 111 M 100W \$1	SMITH AVE	SOUTH NYACK	OH
61423	39286	4000 LUM 8FT 111 M 100W \$1	SMITH AVE	SOUTH NYACK	OH
61445	39283	9500 LUM 8FT 134 S 100W \$1	SMITH AVE	SOUTH NYACK	OH
61461	39278	7900 LUM 15FT 115 M 175W \$	SMITH AVE	SOUTH NYACK	OH
61146	39577	7900 LUM 8FT 114 M 175W \$1	SOUTH BLVD	SOUTH NYACK	OH
61159	39552	7900 LUM 8FT 114 M 175W \$1	SOUTH BLVD	SOUTH NYACK	OH
61165	39530	22500 LUM 8FT 121 M 400W \$	SOUTH BLVD	SOUTH NYACK	OH
61171	39507	16000 LUM 8FT 138 S 150W \$	SOUTH BLVD	SOUTH NYACK	OH
61176	39490	7900 LUM 8FT 114 M 175W \$1	SOUTH BLVD	SOUTH NYACK	OH
61176	39476	4000 LUM 8FT 111 M 100W \$1	SOUTH BLVD	SOUTH NYACK	OH
61184	39423	4000 LUM 8FT 111 M 100W \$1	SOUTH BLVD	SOUTH NYACK	OH
61185	39363	5800 LUM 8FT 131 S 70W \$13	SOUTH BLVD	SOUTH NYACK	OH
61185	39395	4000 LUM 8FT 111 M 100W \$1	SOUTH BLVD	SOUTH NYACK	OH
61186	39334	5800 LUM 8FT 131 S 70W \$13	SOUTH BLVD	SOUTH NYACK	OH
61044	39619	7900 LUM 15FT 115 M 175W \$	SOUTH HIGHLAND A	SOUTH NYACK	OH
61067	39615	5800 LUM 8FT 131 S 70W \$13	SOUTH HIGHLAND A	SOUTH NYACK	OH
61086	39610	7900 LUM 8FT 114 M 175W \$1	SOUTH HIGHLAND A	SOUTH NYACK	OH
61109	39605	9500 LUM 8FT 134 S 100W \$1	SOUTH HIGHLAND A	SOUTH NYACK	OH
61131	39600	22500 LUM 8FT 121 M 400W \$	SOUTH HIGHLAND A	SOUTH NYACK	OH
61260	39603	4000 LUM 8FT 111 M 100W \$1	SPRING ST	SOUTH NYACK	OH
61160	39592	9500 LUM 8FT 134 S 100W \$1	TERRACE DR	SOUTH NYACK	OH
61175	39561	7900 LUM 8FT 114 M 175W \$1	TERRACE DR	SOUTH NYACK	OH
61186	39532	7900 LUM 8FT 114 M 175W \$1	TERRACE DR	SOUTH NYACK	OH
61197	39512	16000 LUM 8FT 138 S 150W \$	TERRACE DR	SOUTH NYACK	OH
61211	39495	4000 LUM 8FT 111 M 100W \$1	TERRACE DR	SOUTH NYACK	OH
61368	39564	5800 LUM 8FT 131 S 70W \$13	VOORIS AVE	SOUTH NYACK	OH
61388	39560	4000 LUM 8FT 111 M 100W \$1	VOORIS AVE	SOUTH NYACK	OH
61403	39558	7900 LUM 8FT 114 M 175W \$1	VOORIS AVE	SOUTH NYACK	OH
61239	39645	4000 LUM 8FT 111 M 100W \$1	WASHINGTON AVE	SOUTH NYACK	OH
61247	39670	4000 LUM 8FT 111 M 100W \$1	WASHINGTON AVE	SOUTH NYACK	OH
61377	39408	5800 LUM 8FT 131 S 70W \$13	WASHINGTON AVE	SOUTH NYACK	OH
61397	39400	4000 LUM 8FT 111 M 100W \$1	WASHINGTON AVE	SOUTH NYACK	OH
61443	39385	4000 LUM 8FT 111 M 100W \$1	WASHINGTON AVE	SOUTH NYACK	OH
61455	39381	4000 LUM 8FT 111 M 100W \$1	WASHINGTON AVE	SOUTH NYACK	OH
61238	39587	4000 LUM 8FT 111 M 100W \$1	WHITE AVE	SOUTH NYACK	OH
61260	39582	4000 LUM 8FT 111 M 100W \$1	WHITE AVE	SOUTH NYACK	OH
61281	39576	5800 LUM 8FT 131 S 70W \$13	WHITE AVE	SOUTH NYACK	OH
61300	39570	4000 LUM 8FT 111 M 100W \$1	WHITE AVE	SOUTH NYACK	OH
61313	39566	4000 LUM 8FT 111 M 100W \$1	WHITE AVE	SOUTH NYACK	OH
61229	39355	5800 LUM 8FT 131 S 70W \$13	WILLOW ST	SOUTH NYACK	UG

Source: Orange and Rockland

APPENDIX D  
VILLAGE OF SOUTH NYACK  
LISTING OF CONTRACTS AND GRANTS



**South Nyack and South Nyack-Grandview Joint Police Department**

**Preliminary Listing of Contract, Agreement and Documents**

<b><u>Subject</u></b>	<b><u>Contract</u></b>	<b><u>Term</u></b>
Streetlights	NYPA – Master Recovery and Authorization Agreement	Copy found only has Village signatory 9/12/18
Streetlights	NYPA Long Term Financing Proposal	11/13/2020
Streetlights	NYPA P.O for Streetlights	NYPA pay for fixtures
Streetlights	Orange & Rockland Utilities Quid Claim Bill of Sale	Executed 6/8/20
Streetlights	Verizon Pole Attachment Agreement	5/6/2020
Streetlights	Orange & Rockland Agree Purchase & Sale of street light facilities	2/15/19
Streetlights	Orange and Rockland Release & Settlement Agreement	Executed June, 2020
Streetlights	Orange and Rockland Bill of Sale	Executed June, 2020
Streetlights	Orange and Rockland Operating Agreement before and after sale	Executed June, 2020
Streetlights	NYPA – IPIC Agreement	Not executed as of 4/28/21
Streetlights	NYPA – Finance Agreement	Final not executed as of 4/28/21
Streetlights	PSC Decision on Sale of Lights	8/8/19
Streetlights	NYPA – Customer Amortization Schedule (Note: Not an Agreement)	Not an agreement
Public Works	NYS Traffic Control Signal Agreement (Clinton St.)	Maintenance Agree
Public Works	NYS DOT – Shared Services	Effective 2/13/2018
Police	South Nyack & Grandview – Joint Police	
Police	Complus Data Solutions – Parking	Auto-renewal except 90 day opt out prior to end date
Police	SNGV – Nyack Schools - School Resource Officer	
Police	SNGV - NYS Police – Shared Use Path	
Police	SNGV – Rockland County Patrolmen’s Benevolent Association	6/1/18-5/31/21
Fire	Establishment of Joint Nyack Fire District – Inter-municipal Agreement Orangetown, Clarkstown, Nyack, South Nyack and Upper Nyack	Effective 1/1/1999
Fire	Village lease with Fire District	1/1/1999; 5 yr. lease w/auto renewal unless given prior 6 months notice.

Fire	Establishment of Joint Fire Dept. Inter-Municipal Agreement with South Nyack and Upper Nyack	9/18/1990
Fire	Lease Estoppel Agree – fire house	12/9/20
IMA	Rockland Co - Purchasing	
IMA	Grandview – Joint Police	
IMA	Grandview – Justice Court	
	Rockland Co SWM Authority-Recycling	1/1/19-12/31/24
Refuse Collection	Carlo Minuto	6/1/21-3/31/22
Admin	VJ Networks – server project	
Admin	VJ Networks – other	
Admin	Richo MFD Maintenance Agreement	
Admin	Various Employment Contracts	2021-2022
Electricity	Constellation	5/24/21-3/29/22
Gas	Alegra	6/2018-5/2022
Gas	Assignment of Alegra to Constellation	
Gas	Constellation	Effective 1/1/2020
Employment	Various Employees	June 1/2020-5/31/2020

VILLAGE OF SOUTH NYACK

<u>VILLAGE GRANT S (as of 3/15/2021):</u>	<u>CONTRACT ID #:</u>	<u>EFFECTIVE DATES:</u>
NYS THRUWAY AUTHORITY Community Benefits Program <b>300,775.55 – DPW Equipment</b> Project Complete. (Received Reimbursement)	D214751	09/01/2014-10/22/2019
NYS THRUWAY AUTHORITY Community Benefits Program <b>\$597,209 – SUP - DPW/Police Public Safety</b> Project Complete. (Received Reimbursement)	D214634	10/31/2017-10/22/2019
NYS THRUWAY AUTHORITY Community Benefits Program <b>\$163,200 – Franklin Street Park Improvements</b> Project Complete. (Received reimbursement)	D214527	03/06/2017-03/22/2020
NYS THRUWAY AUTHORITY Community Benefits Program <b>\$42,000 – Parking Consultant (Grant award amended to be \$18,815)</b> Project Complete (only consultant funds were used) (Received Reimbursement)	D214134	09/01/2014-10/22/2019
NEW YORK STATE Hudson River Valley Greenway <b>\$5,200 – Trail Signage</b> Project Complete. (Must submit for reimbursement)	2015-RO-03	10/14/2015-01/26/2020
NEW YORK STATE JAFFEE - DPW Generator <b>\$50,000</b> Project Complete. (Must submit for reimbursement)	9551	12/03/2018-12/03/2021
NEW YORK STATE State and Municipal Facilities Program (SAM) <b>\$125,000 – Sidewalks &amp; Curbs (Piermont Ave., Spring St.), Fire House Generator, Pedestrian Crossing Signal Project started – Fire House Generator Completed (Must submit for reimbursement of \$48,444.26 for generator)</b>	15480	Expires 1/2/2023

NEW YORK STATE  
 JAFFEE – Record Mgt. TM61483 04/01/2006-  
 07/31/2020  
 (Digitizing building dept. documents)  
**\$10,000 Project in Process - (Partial Reimbursement received December, 2018 - \$5,306.01)**  
**Funds exhausted - \$4,693.99 to be submitted for reimbursement \*\*Waiting on an extension\*\* Still Pending**

**COMPLETED GRANT PROJECTS & PAID IN FULL:**

NEW YORK STATE  
 JAFFEE – Franklin St. Bathroom TM51631 04/01/2005-07/31/2018  
**\$7,500 – PAID IN FULL - December, 2017**

NEW YORK STATE  
 JAFFEE – Franklin St. Bathroom TM61363 04/01/2006-07/31/2018  
**\$8,000 – PAID IN FULL - December, 2017**

NYS THRUWAY AUTHORITY  
 Community Benefits Program D214352 05/04/2014-03/05/2018  
**\$250,000 – VHB – Interchange 10 Study – PAID IN FULL (Payments - January & October, 2017)**

NYS THRUWAY AUTHORITY  
 Community Benefits Program D214449 07/29/2015-  
 03/05/2018  
**\$212,054 – Piermont Ave. road improvements – PAID IN FULL – February, 2018**

NEW YORK STATE  
 Hudson River Valley Greenway PL 10-06-04-RO 08/20/2010-04/27/2018  
**\$7,500 – Comprehensive Plan – Grant closed out.**  
**PAID IN FULL – October, 2018 - \$6,750.00**

APPENDIX E  
VILLAGE OF SOUTH NYACK  
VEHICLES AND LARGE EQUIPMENT

Village of South Nyack				
Vehicles and Equipment				
		Year	DPW	Insurance
			<u>Estimated Value</u>	<u>Replacement Value</u>
International 4000		1990	1000	N/A
(3) Interstate Trailer	*	1994	1500	\$ 7,200
Ford F550		2000	1500	N/A
John Deere Loader 544G		1993	1200	\$ 53,000
(3)Ray Tech ASPHALT Trailer	*	2004	3000	\$ 23,933
International 7400 DUMP		2007	20,000.00	\$ 216,217
International 7400 DUMP		2016	150,000.00	\$ 225,000
CAT EXCAVATOR W/ATTACHMENTS 305E2		2020	91,000.00	\$ 91,000
VERMEER STUMP GRINDER		2020	28,003.20	\$ 28,003
FORD F550 DUMP		2014	75,000.00	\$ 105,734
CAT ROLLER CB1.8		2020	30,000.00	\$ 30,000
Kaufman Trailer		2015	4,000.00	\$ 4,780
Ford F350 PICKUP		2015	20,000.00	\$ 65,000
TENCO SNOW LOADER		2014	75,000.00	\$ 94,145
GENERAC LIGHT TOWERS (2)		2020	21,006.96	\$ 21,007
KMI ASPHALT TRAILER 4ton		2020	32,358.00	\$ 32,358
Autocar LLC Expert /whirlwind sweeper		2012	200,000.00	\$ 266,600
John Deer Loader 624		2014	150,000.00	\$ 198,147
Interntational 7500 Swaploader		2009	50,000.00	\$ 238,568
HYUNDIA Fork Lift 35D-9F		2020	44,177.64	\$ 44,178
Freightliner 70' altec		2019	180,700.00	\$ 180,700
Multihog MYC120 w/ attachments		2017	225,000.00	\$ 233,023
Calcium System		1990		\$ 1,514
Schonstedt Locator				\$ 1,675
(3) MSA Gas Monitor	*			\$ 2,668
(3) Miller Tripod Systems	*			\$ 2,690
MORBARK Beaver Chipper		1990	3,000	\$ 14,032
Miller Welder			500	\$ 2,458
(3) Gehl Paver	*	1994	3,000.00	\$ 27,950
(3) Stone Cement Mixers	*		500	\$ 2,375
Roll Off Box/Dumpsters 3			3000	\$ 7,500
Ventrac 4231TD Turbo Tractor			25,000.00	\$ 39,239
SCAG MOWER V RIDE II		2020	8,500.00	\$ 9,300
			\$ 1,447,946	\$ 2,269,993
<b>* Equipment owned by 3 Villages</b>				

APPENDIX F  
SOUTH NYACK-GRANDVIEW  
JOINT POLICE DEPARTMENT  
LISTING OF VEHICLES AND EQUIPMENT



**South Nyack-Grandview on Hudson Joint Police Department**

**Vehicles and Equipment List**

<u>Make/Model</u>	<u>Year</u>	<u>Miles (3/2021)</u>	<u>Additional Equipment</u>
Chevy Tahoe	2018	15,000	MDT CF-31; ½ cage
Dodge Charger	2013	50,000	
Ford Explorer	2017	55,000	MDT CF-33*; ½ cage; radar
Dodge Charger	2015	45,000	MDT CF-31; ½ cage; radar; LPR
Ford Taurus	2016	30,000	MDT CF-31; full cage; radar
Ford Expedition	2013	115,000	
Dodge Charger	2019	15,000	MDT CF-31; radar; LPR
* CF-33 in 3603 is leased computer and modem equipment from Goosetown			
<u>Other Equipment</u>	<u>Quantity</u>		<u>Additional Equipment</u>
All Traffice Solutions Speed Alert 24	1		With LPR
All Traffice Solutions Speed Alert 24	1		
Homesteader Trailer	1		
Shield 12B speed display w/ solar panel	1		
5 defibrillators; Philips Heart Start FR2+	5		
10 portable radios; Motorola APX 6000	10		
15 Glock model 23 handguns; .40 caliber	15		
Patrol rifles; Colt 6920	3		
Patrol shotguns; Remington 870	2		
ABC fire extinguishers	8		
Mobile Field Force disorder control equipment sets	2		
Ballistic helmets	10		
Level IV plates with carrier	4		
Oxygen tanks	5		
Dell desktop computers	5		
Livescan fingerprint machine; camera; dedicated desktop computer	1		
Datamaster	1		
Alco-sensor FST	2		

**APPENDIX G**  
**FISCAL ANALYSIS**

**Appendix G: Fiscal Analysis** is a summary of the analysis used to calculate the estimated impact of a model of dissolution on the Village of South Nyack property taxpayers and the Town taxpayers other than those in South Nyack. The model used the 2021 Town Budget as the base and added in the estimated costs and revenues resulting from the dissolution of the Village of South Nyack. to the various Town funds. The model used the post-dissolution conditions outlined in this Draft South Nyack Dissolution Plan. It is important to note that is just a model; the ultimate policy and fiscal decisions post dissolution rest with the Organgetown Town Board.

It does not include the one-time cost incurred during the consolidation plan development and implementation phase.

**Post Dissolution  
Tax Rate Estimator  
Assuming NO CETC Application**

	Total Town Property Taxes w/ Debt	Est Additional Levy Needed	Est Post Dissolution Town Property Tax Levy with Debt	Adjusted Base Proportions	Town/City TAV pre-dissolution	2020 TAV South Nyack	TAV w/So Nyack Post Dissolution	2020/2021 Village & 2021 Town Tax Rate	Post Dissolution Town tax Rate
<b>Village Rate</b>						\$ 162,172,829		17.6824	0.00000
<b>Town Homestead</b>									
General Fund	\$ 4,673,735	\$ 26,632	\$ 4,700,367						
Highway Townwide	\$ 4,201,291	0	\$ 4,201,291						
	\$ 8,875,026	\$ 26,632	\$ 8,901,658	0.6500292	\$ 2,916,864,008	\$ -	\$ 2,916,864,008	1.97781797	1.983752862
TOV Police	\$ 26,976,233	\$ 1,207,223	\$ 28,183,456	0.688394	\$ 2,514,713,246	\$ 136,501,236	\$ 2,651,214,482	7.384649908	7.317899856
TOV Other	\$ 2,391,654	\$ 244,807	\$ 2,636,461	0.688394	\$ 2,292,088,966	\$ 136,501,236	\$ 2,428,590,202	0.718296841	0.747315781
TOV Highway	\$ 6,414,367	\$ 487,379	\$ 6,901,746	0.688394	\$ 2,292,088,966	\$ 136,501,236	\$ 2,428,590,202	1.926457403	1.956328502
Sewer	\$ 3,536,889	\$ -	\$ 3,536,889	1.00	\$ 4,395,038,437	\$ -	\$ 4,395,038,437	0.804745863	0.804745863
Total	\$ 39,319,143	\$ 1,939,408	\$ 41,258,551					12.81196798	12.81004286
Village Legacy Assessment	\$ -	195,455	\$ 195,455	0.688394	N/A	\$ 136,501,236	N/A	0	0.985707743
	\$ 48,194,169	2,161,495	50,355,664						
<b>Town Non-Homestead</b>									
General Fund	\$ 4,673,735	\$ 26,632	\$ 4,700,367						
Highway Townwide	\$ 4,201,291	\$ -	\$ 4,201,291						
	\$ 8,875,026	\$ 26,632	\$ 8,901,658	0.3499708	\$ 863,796,176	\$ -	\$ 863,796,176	3.595755614	3.606545495
TOV Police	\$ 26,976,233	\$ 1,207,223	\$ 28,183,456	0.3116053	\$ 809,036,083	\$ 25,599,263	\$ 834,635,346	10.39006461	10.52209727
TOV Other	\$ 2,391,654	\$ 244,807	\$ 2,636,461	0.3116053	\$ 683,572,662	\$ 25,599,263	\$ 709,171,925	1.090230935	1.158442859
TOV Highway	\$ 6,414,367	\$ 487,379	\$ 6,901,746	0.3116053	\$ 683,572,662	\$ 25,599,263	\$ 709,171,925	2.923977017	3.032579858
Sewer	\$ 3,536,889	\$ -	\$ 3,536,889	1.00	\$ 4,395,038,437	\$ -	\$ 4,395,038,437	0.804745863	0.804745863
Total	\$ 39,319,143	\$ 1,939,408	\$ 41,258,551					18.80477404	19.12441134
Village Legacy Assessment	\$ -	195,455	\$ 195,455	0.3116053	N/A	\$ 25,599,263	N/A	0	2.379167668
<b>Grand Total</b>	\$ 48,194,169	\$ 2,161,495	\$ 50,355,664						

Note 1: This is a model impact only. The ultimate post dissolution policies and fiscal decisions rest with the Orangetown Town Board

Note 2: The post dissolution conditions do not include one time transition or implementation costs

Note 3: The estimated appropriations and revenues have been allocated to the relevant Town Funds

Note 4: CETC funds are subject to annual New York State Appropriations

Note 5: The Village rates for Villages other than South Nyack are not presented & will vary by Village

Note 6: The South Nyack residents will pay a new \$360/yr refuse collection fee

Note 7: The 2021 Town Budget and the 2020/2021 South Nyack Budgets were used as the basis of the analysis

Note 8: This fiscal model used the post dissolution conditions included in this Proposed Dissolution Plan

**Post Dissolution  
Tax Rate Estimator  
Assuming 70% CETC Application**

	Total Town Property Taxes w/ Debt	Est Additional Levy Needed	Est Post Dissolution Town Property Tax Levy with Debt	Adjusted Base Proportions	Town TAV pre-dissolution	2020 TAV South Nyack	TAV w/So Nyack Post Dissolution	2020/2021 Village 2021 Town Tax Rate	Post Dissolution Town Tax Rate
<b><u>Village Rate</u></b>						\$ 162,172,829		17.6824	0.00000
<b><u>Town Homestead</u></b>									
General Fund	\$ 4,673,735	\$ 26,632	\$ 4,700,367						
Highway Townwide	\$ 4,201,291	0	\$ 4,201,291						
Application of 70% CETC	\$ -	\$ (700,000)	\$ (700,000)						
	\$ 8,875,026	\$ (673,368)	\$ 8,201,658	0.6500292	\$ 2,916,864,008	\$ -	\$ 2,916,864,008	1.97781797	1.827756408
TOV Police	\$ 26,976,233	\$ 1,207,223	\$ 28,183,456	0.688394	\$ 2,514,713,246	\$ 136,501,236	\$ 2,651,214,482	7.384649908	7.317899856
TOV Other	\$ 2,391,654	\$ 244,807	\$ 2,636,461	0.688394	\$ 2,292,088,966	\$ 136,501,236	\$ 2,428,590,202	0.718296841	0.747315781
TOV Highway	\$ 6,414,367	\$ 487,379	\$ 6,901,746	0.688394	\$ 2,292,088,966	\$ 136,501,236	\$ 2,428,590,202	1.926457403	1.956328502
Sewer	\$ 3,536,889	\$ -	\$ 3,536,889	1.00	\$ 4,395,038,437	\$ -	\$ 4,395,038,437	0.804745863	0.804745863
Total	\$ 39,319,143	\$ 1,939,408	\$ 41,258,551					12.81196798	12.65404641
Village Legacy Assessment	\$ -	195,455	\$ 195,455	0.688394	N/A	\$ 136,501,236	N/A	0	0.985707743
<b>Grand Total</b>	<b>48,194,169</b>	<b>1,461,495</b>	<b>49,655,664</b>						
<b><u>Town Non-Homestead</u></b>									
General Fund	\$ 4,673,735	\$ 26,632	\$ 4,700,367						
Application of 70% CETC		\$ (700,000)	\$ (700,000)						
Highway Townwide	\$ 4,201,291	\$ -	\$ 4,201,291						
	\$ 8,875,026	\$ (673,368)	\$ 8,201,658	0.3499708	\$ 863,796,176	\$ -	\$ 863,796,176	3.595755614	3.322937432
TOV Police	\$ 26,976,233	\$ 1,207,223	\$ 28,183,456	0.3116053	\$ 809,036,083	\$ 25,599,263	\$ 834,635,346	10.39006461	10.52209727
TOV Other	\$ 2,391,654	\$ 244,807	\$ 2,636,461	0.3116053	\$ 683,572,662	\$ 25,599,263	\$ 709,171,925	1.090230935	1.158442859
TOV Highway	\$ 6,414,367	\$ 487,379	\$ 6,901,746	0.3116053	\$ 683,572,662	\$ 25,599,263	\$ 709,171,925	2.923977017	3.032579858
Sewer	\$ 3,536,889	\$ -	\$ 3,536,889	1.00	\$ 4,395,038,437	\$ -	\$ 4,395,038,437	0.804745863	0.804745863
Total	\$ 39,319,143	\$ 1,939,408	\$ 41,258,551					18.80477404	18.84080328
Village Legacy Assessment	\$ -	195,455	\$ 195,455	0.3116053	N/A	\$ 25,599,263	N/A	0	2.379167668
<b>Grand Total</b>	<b>\$ 48,194,169</b>	<b>\$ 1,461,495</b>	<b>\$ 49,655,664</b>						

Note 1: This is a model impact only. The ultimate post dissolution policies and fiscal decisions rest with the Orangetown Town Board

Note 2: The post dissolution conditions do not include one time transition or implementation costs

Note 3: The estimated appropriations and revenues have been allocated to the relevant

Note 4: CETC funds are subject to annual New York State Appropriations

Note 5: The Village rates for Villages other than South Nyack are not presented & will vary by Village

Note 6: The South Nyack residents will pay a new \$360/yr refuse collection fee

Note 7: The 2021 Town Budget and the 2020/2021 South Nyack Budgets were used as the basis of the analysis

Note 8: This fiscal model used the post dissolution conditions included in this Proposed Dissolution Plan

**Post Dissolution  
Tax Rate Estimator  
Assuming 100% CETC Application**

	Total Town Property Taxes w/ Debt	Est Additional Levy Needed	Est Post Dissolution Town Property Tax Levy with Debt	Adjusted Base Proportions	Town TAV pre-dissolution	2020 TAV South Nyack	TAV w/So Nyack Post Dissolution	2020/2021 Village 2021 Town Tax Rate	Post Dissolution Town tax Rate
<b>Village Rate</b>						\$ 162,172,829		17.6824	0.00000
<b>Town Homestead</b>									
General Fund	\$ 4,673,735	\$ 26,632	\$ 4,700,367						
100% CETC Application		\$ (1,000,000)	\$ (1,000,000)						
Highway Townwide	\$ 4,201,291	0	\$ 4,201,291						
TOV Police	\$ 8,875,026	\$ (973,368)	\$ 7,901,658	0.6500292	\$ 2,916,864,008	\$ -	\$ 2,916,864,008	1.97781797	1.760900785
TOV Other	\$ 26,976,233	\$ 1,207,223	\$ 28,183,456	0.688394	\$ 2,514,713,246	\$ 136,501,236	\$ 2,651,214,482	7.384649908	7.317899856
TOV Highway	\$ 2,391,654	\$ 244,807	\$ 2,636,461	0.688394	\$ 2,292,088,966	\$ 136,501,236	\$ 2,428,590,202	0.718296841	0.747315781
TOV Sewer	\$ 6,414,367	\$ 487,379	\$ 6,901,746	0.688394	\$ 2,292,088,966	\$ 136,501,236	\$ 2,428,590,202	1.926457403	1.956328502
Sewer	\$ 3,536,889	\$ -	\$ 3,536,889	1.00	\$ 4,395,038,437	\$ -	\$ 4,395,038,437	0.804745863	0.804745863
Total	\$ 39,319,143	\$ 1,939,408	\$ 41,258,551					12.81196798	12.58719079
Village Legacy Assessment	\$ -	\$ 195,455	\$ 195,455	0.688394	N/A	\$ 136,501,236	N/A	0	0.985707743
<b>Grand Total</b>	<b>48,194,169</b>	<b>1,161,495</b>	<b>49,355,664</b>						
<b>Town Non-Homestead</b>									
General Fund	\$ 4,673,735	\$ 26,632	\$ 4,700,367						
Application 100% CETC		\$ (1,000,000)	\$ (1,000,000)						
Highway Townwide	\$ 4,201,291	\$ -	\$ 4,201,291						
TOV Police	\$ 8,875,026	\$ (973,368)	\$ 7,901,658	0.3499708	\$ 863,796,176	\$ -	\$ 863,796,176	3.595755614	3.201391119
TOV Other	\$ 26,976,233	\$ 1,207,223	\$ 28,183,456	0.3116053	\$ 809,036,083	\$ 25,599,263	\$ 834,635,346	10.39006461	10.52209727
TOV Highway	\$ 2,391,654	\$ 244,807	\$ 2,636,461	0.3116053	\$ 683,572,662	\$ 25,599,263	\$ 709,171,925	1.090230935	1.158442859
TOV Sewer	\$ 6,414,367	\$ 487,379	\$ 6,901,746	0.3116053	\$ 683,572,662	\$ 25,599,263	\$ 709,171,925	2.923977017	3.032579858
Sewer	\$ 3,536,889	\$ -	\$ 3,536,889	1.00	\$ 4,395,038,437	\$ -	\$ 4,395,038,437	0.804745863	0.804745863
Total	\$ 39,319,143	\$ 1,939,408	\$ 41,258,551					18.80477404	18.71925697
Village Legacy Assessment	\$ -	\$ 195,455	\$ 195,455	0.3116053	N/A	\$ 25,599,263	N/A	0	2.379167668
<b>Grand Total</b>	<b>\$ 48,194,169</b>	<b>\$ 1,161,495</b>	<b>\$ 49,355,664</b>						

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