

Question: How do property owners find their assessed value to figure out their tax savings?

Answer: Generally speaking, we suggest taking a look at your tax bill that you recently received to see the assessed value of your home.

Options 1 is to take the current Village and Town tax, subtract 32%, add in the garbage fee of \$360 and you will end with an estimate of your new town tax.

Option 2 is to locate the assessed value of your home on your recent tax bill, divide the number by 1000, and multiply it by \$13.80. This will be an estimate of your new tax (you will also be responsible for private refuse pickup at approximately \$360/year and have to add this to your figure). You can then determine the difference between the new estimate and our old tax.

Please see page of the document for an estimate on the new tax rate, and page 7 for an example of how to figure out your individual savings. Please note that your assessed value is 42% of your full market value at the time of the assessment.

We will add a call out box explaining this to the report to make it easier for residents.

Question: Our unregistered Hillside CEA 3 is adjacent to and continuous with Orangetown's registered "Upper Grandview and Environs" CEA. Wouldn't it make sense to recommend that Orangetown, at the earliest practical time after dissolution, extend its CEA to include South Nyack's CEA 3 and reregister it as a single area? Can we do this before dissolution?

Answer: This recommendation can be reviewed by the Steering Committee and if approved can be added in the final plan.

Question: South Nyack's waterfront CEA 1 has all of the historic, ecologic, archaeologic, architectural, educational, and environmental sensitivities considered important for DEC registration. Within CEA 1 lies the entire 164 home National/State Register Eligible South Nyack Historic District scoped out by the Federal Highway Administration, New York State Department of Transportation and New York State Thruway Authority in compliance with Section 106 of the National Historic Preservation Act. Could we emphasize in our dissolution plan our recommendation that CEA 1 be registered as soon as practical after dissolution?

Answer: This recommendation can be reviewed by the Steering Committee and if approved can be added in the final plan.

Question: With regard to Historic Area's, it's not clear to me if we are recommending that protection of South Nyack's recognized historic assets be under the umbrella of Orangetown's HARB, as suggested in the executive summary or ACOBOR, as suggested in the land use section.

Answer: The Executive Summary may require a revision to more accurately reflect the plan recommendation regarding the historic preservation issue. The following items may be offered for consideration:

Page 3. Identified historical areas of the Village are recommended for inclusion under the Town's Historic Areas Review Board.

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 a Critical Environmental Area regulations under the protection of the Town's Architecture & Community Appearance Board of Review (ACOBOR).

Pages 43 & 44. The Dissolution Plan suggests and perhaps could be strengthened with the revisions bolded and underlined below.

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, 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.

Question: While historic preservation is desired among many in South Nyack, it may be that Orangetown's HARB statute provides for a level of detail in conservation that is beyond what most South Nyack residences would be comfortable with. Perhaps the best approach would

be to strongly suggest to Orangetown to first move forward with National/State registration of South Nyack's identified (and clearly need to be identified) eligible areas with the understanding that the most appropriate local law mechanisms of preservation will be identified later in the context of resident input.

Answer: Two alternatives are presented in the Dissolution Plan. The first enables the historic preservation through a designated Local Historic District. The second enables historic character to be preserved through the regulations afforded to the Critical Environmental Areas. The latter is less restrictive.

Question: One difference between South Nyack's and Orangetown's bulk requirements I didn't see in the plan is Orangetown's use of Floor Area Ratio (FAR) to discourage massive and out of character renovations and new construction. It is unlikely that this zoning difference is the result of the introduction of zoning to South Nyack after it was largely built out because FAR is the standard in most historic, formerly built out communities in the Hudson Valley including Grandview, Piermont, Irvington and Hastings-on-Hudson. The strength of using FAR is that it requires tradeoffs between cross sectional size and height. It's also energy smart. We may want to recommend early adoption of this metric to bulk tables used in the Hamlet of South Nyack after dissolution, designed by planning experts familiar with the area. To encourage this, we may want to acquire those recommendations before dissolution.

This recommendation can be reviewed by the Steering Committee and if approved can be added in the final plan. It was recommended that Orangetown consider adopting pieces of the Village's zoning immediate (the "hybrid approach") to enable a cohesive local law, and this approach recommended that the existing bulk regulations be incorporated for ease of adoption

The Steering Committee may want to consider refining the plan recommendation to include a statement on the FAR.

However, it is recognized that the current bulk regulations for the Village utilize an outdated approach. The Steering Committee may want to refine the recommendation to recommend that the Town should consider including a floor area ration (FAR) or a form-based code to properly manage the historic form of the Village during its full zoning update and as it would be appropriate at that time to evaluate the needed approach for maintaining and protecting the Village's form.

Question: We need to know more about the retirement healthcare benefit liability. In modern times, perpetual healthcare liabilities are not casual. Is it for life? Does it include a Medicare Supplement? A Cap? How many additional employees will be eligible to acquire it before dissolution? Is it for the retiree or their entire family? What level of care is provided? How does it compare to Orangetown's plan? Who is going to administer it? Independent of the strong emotional and important ethical issues involved, what its worth? Is it mandated by statute? Is it negotiable? Most importantly, can we get a quote from an insurance company of the upfront cost of reassuring it? It would provide invaluable information about understanding what we are dealing with

Answer: The Plan represents the current policy of the Village Board of Trustees. The majority of the current retiree health care costs paid by the Village (including their share of police), reflects retiree health benefits for police retirees. These benefits are provided pursuant to the collective bargaining agreement with the Rockland County Police Benevolent Association. Any change would require negotiation and agreement with the union. Modifications in benefits are policy issues for the board and its legal counsel and post-dissolution this would be assumed by the Town Board.

We believe there is one employee eligible to retire prior to the proposed dissolution date of 3/31/21.

Question: I'm concerned about the healthcare retirement benefit. It might be worth getting an evaluation to assess the value because medical expenses go up at 2-3 times the rate of inflation. It starts at 200 and goes for life - at least Medicare does. My impression is that the liability is worth more than all of our funds combined. It's my recommendation to get an actuarial assessment of that.

Answer: An actuarial review of the retirement liability can be a transition/dissolution cost should the Village or the Town request it. It is not a part of our dissolution plan scope. The current annual value has been provided based on today's cost for employees retired as of 3/31. It is assumed that the costs will go up and then level off once employees are of Medicare age.

Question: Regarding the Village-owned real property listed in Table 7 of the Draft Resolution Plan, it would be useful to have an expanded version of this table to include the following:

- a) Any areas designated as park land.
- b) The authority that designated the park land (e.g. through formal State recognition, or only via an informal village label).

Answer: Property ownership and use that is reflected in the plan was provided through the planning process and ownership was confirmed by the Town Assessor. Any additional questions regarding parkland designation should be referred to the Village Attorney for research and response.

Question: Related to Section VI - Village-owned Personal Property: The village possess a number of historical documents, photographs and maps. For instance, in the Village Hall meeting room and vault are the original and a copy of the map made for the village incorporation in 1878. There is also a framed copy of the original incorporation document that lays out the metes and bounds of the newly-incorporated village. There are also all of the original Board of Trustees minutes bound in books which offer a wealth of historical information. I suggest that Village Historian Myra Starr is asked to compile a list of all such historical items (I can help) and, should dissolution occur, that the village board considers donating them either to the historical archive in the Nyack Library Local History Room or to the Historical Society of the Nyacks.

Answer: This recommendation can be reviewed by the Steering Committee and if approved can be added in the final plan. The actions contained in the suggestion should be done after the 45 day waiting period. The steering committee may also want to consider adding to the

recommendation a statement that says “The Village of South Nyack recommends that any and all historical documents that become the possession of the Town of Orangetown via dissolution be catalogued by the Village and/or Town Historian and donated to **either to the historical archive in the Nyack Library Local History Room or to the Historical Society of the Nyacks**”

Question: There was a lot "shop talk" which a layperson does not know. For example, what does CETC mean, when talking about the So Nyack house taxes, etc.? When talking shop talk abbreviations, at least in the beginning, kindly explain what the term means.

Answer: Please refer to slide 32 of the presentation from the second public meeting for an explanation of CETC. (CLICK HERE to view a PDF of the presentation). The CETC is the Citizens Empowerment Tax Credit which is equal to 15% of the joint tax levy of the Town and Village and is capped at a \$1,000,000 award to the Town to be used to lower the overall amount to be raised by taxes. Every taxpayer in the Town of Orangetown will benefit, although the savings are very low from the CETC as the \$1,000,000 reduction is spread over all of the taxable properties.

Question: In looking through the Dissolution Plan, I noted that there was no assessment value given for the Gesner Avenue Park. Why is that?

Answer: Per the Town Assessor, Gesner Avenue Park is part of the tax parcel with S/B/L66.69-1.23 for the Elizabeth Street Park. Gesner Ave. Park is footnoted in Table 7.

Question: I noted that the street lights that we have on Gesner Avenue are not listed in Appendix C. I believe we have 2 street lights on Gesner as well as one in Gesner Park.

Answer: The listing of street lights was the list provided by the Village. Any specific questions should be directed to the Village.

Question: A big area of concern for me and for residents of Gesner Avenue is how Gesner Park will be policed and maintained with the Dissolution. A camera was to be installed as a safety/security measure to replace one that was vandalized previously in the park. This camera was to be installed on the street light. The DPW and the Board of Trustees have information on this and this should be finalized before Dissolution occurs.

Answer: Upon dissolution, the Town Police will be responsible for patrolling the park and hamlet-wide police protection. Please direct your question on current public safety issues to the Village Board as they are responsible for security prior to dissolution. After that date, the Town would be responsible for park security.

Question: I've just heard that the mayor of Nyack approached the South Nyack board directly with an offer for us to join with the town of Nyack. Why was this never disclosed, and why was there no public debate on this issue? It certainly seems a significant fact in the process of our dissolution, and certainly something I would have wanted to know about. I plan to let as many of my neighbors know about this fact, and I believe the Board should be held accountable for answers as to why we were never informed of this.

Answer: Thank you for your comment. Please note that there is no “Town of Nyack”, there is a Village of Nyack. However, the Village of South Nyack is currently charged with developing a Village Dissolution Plan per Article 17-A of the General Municipal Law due to the petition and subsequent referendum vote to dissolve. Prior to the petition, should the villages have wished to consolidate, they would have had to follow the same process for either a citizen initiated or board initiated consolidation, the subject which is not part of a village dissolution plan. Should there have been a petition submitted to consolidate the villages during this process, a simultaneous vote would have taken place during the development of the dissolution plan, and a simultaneous plan could have been developed.

Should the village continue forward through the dissolution, it will become an unincorporated hamlet within the Town of Orangetown. At that point there is nothing stopping the Village of Nyack from working with the property owners within the former village to annex into the Village of Nyack.

Question: I am concerned about what will happen to college property? Any chance to buy some of it? Performing arts center, park, daycare, senior center?

Answer: Thank you for your comment and concern. As you are aware, the former college property is not a Village asset or liability. The questions posed are not germane to the closing down of the Village, however, should the Village purchase a portion or all of the property, then the debt would have to be included in the assets and liabilities calculations and will become a future debt for the legacy district. Responsibility for future land use decisions and negotiations with the property owner will rest with the Town after 3/31/22. Please note that the Town of Orangetown is embarking on the development of a Comprehensive Plan, and this question may be better suited for that process.

Question: Do the projected legacy cost for retiree health benefits apply only to village employees retired as of the date of dissolution?

Answer: The legacy cost presented reflects that of the current retired employees. In addition there is one person eligible to retire prior to dissolution, and that may increase the cost. The transfer of police officers will follow the relevant sections of the NYS Civil Service Law and the Rockland County Police Act.

Question: Are the items included in legacy costs required by law or are there items being voluntarily assumed by the village?

Answer: All outstanding debts are required to be paid by the former village taxpayers.

Question: Is the Town legally obligated to apply the proceeds from the disposition of village assets post-dissolution to either village legacy obligations or a tax refund for village taxpayers?

Answer: The law is silent on this. We are not attorneys, but our conversations with the Town have resulted in their support for applying the proceeds from the sale of land, equipment and other assets to cover outstanding legacy obligations. This can be in the form of a refund, they can place it in escrow to pay down future legacy costs, or they can use it to pay for transition costs – in the end, it is up to the Town on how to handle the new assets (financial, land, equipment, etc.).