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ELECTION 2017! Extra coverage this week. Candidate profiles in Nov. 2 edition

South Nyack continues la resistance

STORY AND PHOTOS BY JANIE ROSMAN

Determined to prevent an anticipated barrage of non-resident cars on village streets when the new bridge's walking and bicycle path opens, South Nyack officials presented several solutions, including help from a smart phone.

"This is a long way from happening and it's not in cement," Mayor Bonnie Christian told the packed firehouse meeting room Tuesday night.

She was referring to a parking app that electronically monitors where nonresidents park and for how long, and integrates with police license plate readers to see if a parked car belongs to a resident or to a visitor and if the occupied spot is paid for or not.

What began as a casual study to see who was parking on village streets and why became a race to protect South Nyack from the state's largest design-build infrastructure project. "The residents are concerned about parking issues arising from the new bridge and shared use path, and the parking committee researched several programs, including Parkmobile," Christian said.

Three years earlier (fall 2014), the newly-formed parking committee—Trustee Nancy Willen, Police Chief Brent Newbury, Kendol Leader and Bruce Forrester—began noting drivers park in South Nyack and go to other destinations. Specifically, the number of vehicles (230 per day) parked increased during street fairs and other events in Nyack.

On more than one occasion, Leader and Forrester counted

on foot "easy 1,500 cars parked in South Nyack for the Nyack street fair, and sometimes up to 2,100 cars," Willen said. Factor in the Thruway Authority's 2014 parking demand study for the new path that concluded 59 percent of the 473 peak-hour visitors (within a 15-mile radius in Westchester and Rockland) will arrive by car.

South Nyack is also bracing for the Lower Hudson Transit Link—that will stop within Interchange 10 (South Franklin Extension) in South Nyack and at Artopee Way in Nyack—that will replace Tappan ZExpress next November. The committee anticipates the buses' new features like signal priorities and ramp metering will attract riders.

"We don't know how many people are going to take the bus," Willen said. Factor in visitors to Pavion Nyack apartments, which allow a certain number of spots per unit. "How are we going to handle all of these cars?"

Because the village didn't want meters or kiosks, "we (parking committee) looked into different companies. We researched all the different towns and villages in this area and we found many municipalities use parking apps," Willen said. "You use your cell phone and call in for a parking space and pay for it remotely."

Non-residents and occasional visitors, and those without the app, can call a toll-free number and pay via credit card. Metro North Railroad stations including Irvington (Westchester County) and Nanuet implement the pay-by-phone system; up to five cars can be attached to one account.

Other village parking options



Trustee Nancy Willen indicating a sample sign that will be posted throughout the village indicated there are parking fees and restrictions.

included two-hour limitation and resident permits via radio frequency identification (RFID) like the E-ZPass system, where a reader recognizes the tag on a car and communicates with an electronic toll reader at booths or the new bridge's overhead gantries.

The cost of updating the Parkmobile (or other vendor's) app daily with vehicle information would be offset by non-resident parking fees grossed by the village.

Based upon loose calculations, when such a program is implemented, South Nyack could annually gross between \$450,000 and \$665,000 revenue for daily parking during an eight-hour

business day. For special events parking like the Nyack Street Fair, depending upon per-hour charges, the village could annually gross between \$100,000 and \$265,000.

"The meeting and residents' responses were positive," Christian said. Moving forward, the board will discuss the parking app option and hasn't determined which company will provide the service if/when the idea is approved.

Note: While shared path users can park for free in the 54-spot lot on Thruway Authority property, there will be a time limit for use. South Nyack's decision does not affect this area.

Taxes stay flat for 2018 in Town of Stony Point

BY KATHY KAHN

Stony Point's 2018 budget may have exceeded the tax cap (4.77 percent increase in the tax levy), but there is good news for both residents and business: due to new revenues flowing in from Spectra Energy, taxpayers will see no increase in their bills next year.

The town board closed its public hearing on the budget on Tuesday, October 24, finalizing the amount it will spend in 2018 at \$17.3 million, with tax rates for the public remaining "flat," said Supervisor Jim Monaghan. The board approved a request from the Ambulance Corps to add an additional \$106,000 to its budget for this year, but Supervisor Jim Monaghan urged the corps to push to sell their old building. The town will give the

corps additional funds quarterly.

Stony Point has struggled with the loss of big commercial taxpayers over the past decade, forcing the town residents to pay more in taxes even as the town board cut services. The revenue from Spectra Energy, which comes in the wake of the Algonquin gas line project, is a long sought boost to the town's bottom line.

Thanks to Senator Bill Larkin, Stony Point will also enjoy a \$250,000 grant to renovate Town Hall in 2018. "We deeply appreciate Sen. Larkin's securing \$250,000 in funding to make renovations to this historic building," said Councilman Tom Basile.

No formal date is set for work to begin. The grant will include some much-needed renovations, including roof repair.

Town updates building code to address increase in converted garages

A spate of garages converted into living quarters in Garnerville motivated the Town of Haverstraw to update its code recently. Building Inspector George Behn said there had been three or four such conversions recently. The code change specifies a single garage can be converted into living space but no more than that. A double garage must remain at least half garage space.

Some residents in Garnerville have been concerned that the community is becoming too densely populated and see garage conversions as part of that trend.

Who can stay up latest with the greatest?

"Rockland's Greatest" a new place in a vintage location for food, sports and spirits

BY DYLAN SKRILOFF

A new concept in local sports bars launched late this summer at a familiar location, 190 S. Main St., New City.

One-time Ramapo HS starting QB Bill Willows, who went on to be starting QB for Kent St. University in the 1970s, has got behind an idea launched on social media by Rocklander Andre Chiavelli.

Why not commit to promoting the best of Rockland's athletics and history?

That is what Andre does with his incredibly popular Facebook page Rockland's Greatest, a site dedicated to preserving the memories and legacies of Rockland's greatest athletes, as well as motivating the next generation to create their own. Willows' restaurant and bar at the former location of Austin's New City does exactly the same, but with spirits and food added to the mix.

Next time you are thinking of watching a game, you might want to stop by Rockland's Greatest All-Stars and watch it alongside some top notch athletes. Sometimes the athletes were stars in high school or college, but sometimes the guests are on an even higher level.

At the birthday party of pitcher Tommy Rowe, a Spring Valley grad who made it to AAA, none other than Yankees All-Star and 1970s World Series champion Roy White was on hand.

Willows' bar features a Hall of Fame and memorabilia, autographed items on display from local greats. You never know who'll you be sitting next to. Many local schools celebrate coaches and players with recognition parties and events there, Willow said, adding that a key element of his concept is "kids, friends, family and community."

The bar features regular specials, game day specials and there are local bands every Friday and Saturday. A big Halloween party is expected Friday for those looking to get a little ghoulish Friday night.

Visit www.rocklandsgreatest-allstargrill.com or call 845-499-2294 for more information

LANDIS BIKES WITH ROCKLANDERS, SAYS CBD HELPED SAVE HIS LIFE

High profile athlete stops by Rockland to tout possible benefits of non-psychoactive CBD products



Landis & Sandy Chapman alongside his son Chris, manager of 7 Lakes Bike Barn

He went from a dead head to a med head.

Champion cyclist Floyd Landis told an audience in Sloatsburg that cannabis products helped save him from depression and drug addiction, following the end of his athletic career due to a failed PED test and several surgeries that left him in chronic pain.

Landis was invited to 7 Lakes Bike Shop in Sloatsburg, ran by Sandy Chapman and his son Chris on property owned by entrepreneur Michael Bruno. As an investor and developer Bruno is looking to turn Sloatsburg into a destination.

Biking is part of that vision as roads and trails leading into Harriman offer a much safer venue than the crowded streets of 9W jammed with bicyclists on the other side of the county.

Learn more about Landis's no-THC legal CBD compound at floydsofleadvill.com. Landis and many others believe something in CBD improves mood and recovery time for the body, amongst other benefits.

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