

1) If you lose the Democratic primary, will you still run on in the general election on another party's line? Why or why not?

Absolutely not! I consider myself a Democrat – not a part-time or “half-time” Democrat – and I will support whatever decision the voters make in the primary.

2) One of my concerns regarding the problems in Nyack is that of speeding cars! It's prevelent! just take a walk around Nyack Village any day or evening (dont forget Gedney and Midland). Make sure you stroll down North Broadway where the cars fly by at speeds well over the limit. And you won't be able to miss the BUSES that zoom by like they are above the law. I find this epidemic of speeding thru out the community to be hirendous and highly dangerous. There seems to be absolutely no police overseeing this problem,especially in Upper Nyack where the town changes into clarkstown. Theres never anyone patrolling the speed limit up there, and believe me I walk there everyday. I believe that the speeding issues are highly overlooked in this town and it is dangerous, not to mention a tradgedy in the making.

Just take a look at river road running into piermont,it has always been properley policed regarding the speed limit, and now anyone who drives down that road KNOWS automatically in the back of there head, you cant go over the 25mph speed limit! Please tell me that you will address this issue of speeding in Nyack and Upper Nyack. The BUSES need to know that they dont rule the roads in our village. Please let me know if and how you might handle this very real problem.

Nyack is an “urban” village with a large commercial district, a huge amount of public housing, and a vital and thriving nightlife. All of this requires extra policing, especially on weekend nights. (Upper Nyack is policed by Clarkstown, and Nyack has no jurisdiction there.)

In Nyack there are between three to ten police on duty on any given day or night. Sgt. Stratner does a wonderful job policing our village. I know him personally, and we usually chat every night about what’s going on.

In Piermont they have their own private police force. They have a very active and involved PAL program, and consider Piermont “their” village. The controlled and enforced speed of 25 MPH on River Road is largely due to the fact that Piermont has a population of less than half of Nyack’s, with a very small village, a small commercial district, and therefore less speeders.

I met with Deputy Mayor Fred DeVan of Piermont. We had a very informative and

educational meeting about a study he did on the issue of Nyack having their own village police force versus outsourcing all our services to Orangetown. He proved to my satisfaction that Nyack would benefit greatly by maintaining its own police force just as Piermont maintains their own force.

I remember when Nyack had their own police force. All together there were twenty-one officers in vehicles and on foot. Currently we are paying \$1,925,304 to Orangetown to use their police. This number is not included in the Nyack budget. We pay this in our taxes. Going back to having our own police force will certainly improve enforcing speeding laws. As your mayor I will carefully review the records, the budgets, and the studies of neighboring villages to see which solution is most effective and financially feasible.

3) How does the Comprehensive Master Plan fit into your mayoral agenda? Do you have plans for implementing the elements of the plan?

The Comprehensive Master Plan has been twelve years in the making. After carefully examining it, I think the plan is visionary and exciting. Its implementation will obviously be critically important for shaping Nyack's future.

As mayor I will promote and enhance the downtown amenities and the social character of the plan. I will maintain Nyack's downtown as the heart of the village's social life, and will actively push to have this area reconstructed. I think that we should support improved crosswalks, sidewalks, and lighting. We also need shade trees that won't break apart the sidewalks with their roots, aren't a nuisance to clean up after, and aren't so huge that they dwarf buildings.

I will ensure that downtown's historical character is developed as it pertains to the plans of the Riverspace Superblock, and will search for a developer who will expedite the formulation and execution of the Riverspace plans. I would encourage environmentally-friendly buildings throughout the village, and I think village-owned property should be energy efficient and "green conscious."

I will also address the parking problems. For example, between Cedar Street and Franklin I would like to see the street widened so that we can have diagonal parking

on both sides of the street which will dramatically increase spaces there. I will promote residential and artistic working spaces. I will encourage office development in the currently vacant upper floors of buildings throughout the commercial district.

I would also like to beautify the Hillside area so there will be a more attractive and inviting transition from the thruway into the village.

As mayor, I will encourage events and river activities to improve Nyack's attractiveness as a visitor and tourist destination. I want to protect the river view and improve connectivity between the waterfront and the village. I want to rebuild the docks and redevelop the park, and make Nyack a destination for water activities such as boating, rowing, and boat building.

I will encourage private and public facilities that will better meet the recreational needs of local residents. I will support and encourage all cultural arts. I want to promote popular street fairs and cultural events that will clearly make Nyack a tourist destination. I will help to keep Nyack a place where a wide variety of people of all incomes and from walks of life can find and maintain a home to help keep Nyack a thriving and bustling multicultural village.

To achieve these objectives I will tirelessly, steadfastly, diplomatically, and SUCCESSFULLY work together, as a team, with the board of trustees for the betterment of Nyack's future.

4) Would each candidate please express how they feel about a redevelopment plan for downtown Nyack and secondly, would they talk about their position regarding the Riverspace plan, in particular?

I am enthusiastic and excited about the downtown redevelopment plan. I remember when Nyack used to have lovely historic buildings on both sides of Main Street all the way up to Franklin. To bring back Nyack to its old beautiful historical character in the village center is, I think, the right thing to do. Buildings which will conserve energy and are environmentally friendly warms my heart. A cultural arts center is a must, as an anchor to seal the downtown redevelopment, so long as it is managed by

professionals, just as very successful Tarrytown Music Hall across the water is.

A parking garage is a must provided it is not in the backyard of residences or the seniors, and is insulated, aesthetically appealing, and doesn't impede upon village air quality.

The riverfront is one of our greatest and yet least-used assets. We need to develop the riverfront. We need a safe and attractive walkway that connects the downtown to the river.

Cost is always a factor. If Nyack had a professional village manager to oversee every department, to write grants and to maintain a balanced budget, we would have the resources from the state, the federal government and the county for much of the development. A private developer could cover the remaining costs, and the village would produce additional revenue from the parking garage and cultural arts center.

The time is premature for offering a final evaluation of the Riverspace plan. But I am one hundred percent in favor of downtown redevelopment. It is essential for the future success and prosperity of Nyack.

5) There are a lot of empty stores in Nyack and the village seems to be taking a downward turn. What does each candidate propose to do that would bring merchants back into Nyack and fill these empty stores?

The infrastructure of the downtown streetscape needs to be dramatically overhauled as quickly as possible to attract businesses. Also, I think we should encourage building owners to consider reducing the rents of stores to attract businesses. In addition, we should encourage them to more rigorously screen their tenants to make certain they're financially solvent.

We should also advertise Nyack online and in periodical literature and in the multimedia as a friendly, safe, clean, and beautiful tourist destination.

6) Nyack is a great Village in a state of struggle. It needs a leader who is decisive and active. What have you actually accomplished in your period of political

activity that will convince us that you are the one who will get things done and make big change in a positive direction?

Unlike all the other candidates, I am not a politician. I am a businesswoman who has found great success in Nyack over the past 35 years with a hair salon called Hair's Marianne, a restaurant called Olive's, and various real estate ventures. Over the years I have employed and managed hundreds of local residents and supported innumerable cultural events and charities. I am vastly experienced at managing and dealing diplomatically with people from all walks of life. I am excellent at multi-tasking, and today I have a hair salon, a restaurant, a parking lot, a farm, and an apartment complex.

My children are grown and now I have the time to be mayor. My daughter Meaghan manages my restaurant, my friend Lisa manages my property, and I work part-time, by appointment only, at my hair salon.

Not only do I have the time, I have the passion and the desire to take on the FULL-TIME responsibilities that come with this position. I promise that I will dedicate myself to Nyack as I have to my family and my businesses.

7) Some bars have always attracted a less than favorable crowd that seems to spill out onto the streets during the weekends. How do you feel that you can help keep Nyack safe and clean?

Nyack is a multi-cultural, diverse village, with a variety of venues, each attracting a different clientele. That is what makes Nyack great. Nyack is music, the arts, international restaurants, and assorted cultural events. We must embrace them all. Some people will judge people because of how they look or dress. I think as a whole the businesses in the village work diligently to ensure that their patrons and customers do not create public disturbances.

At my restaurant Olive's I'm always there at night to witness whatever goes on in the village. Every night I post a responsible doorman who skillfully manages the situation of outdoor patrons, and who makes sure the music isn't too loud and the sidewalks are kept clean. In addition we don't serve clientele who are drunk and/or unruly, or who have a reputation for being such. I'm also a proud member of Restaurant Row of Nyack, an alliance that shares information about problematic

customers. Every night at closing the entire front of my restaurant and commercial buildings is cleaned and swept.

I also have a personal relationship with Sgt. Stratner who is alerted about problems within the vicinity of my businesses, and I believe other businesses in town do the same thing.

8) There are many dog owners in this village, who care about the health and longevity of their pets. Dogs, like people, need plenty of exercise in order to be healthy. A walk on a leash for a four legged animal is barely a work out. Many of us, try to find whatever fields we can to run our dogs in, and then end up feeling like criminals because it's illegal everywhere in the village. How do you feel about an early morning "off leash" dog park, at Memorial Park? This is done in many communities around our vicinity; in which, like Nyack, people don't have large yards.

I love it! As a dog owner, I know that dogs need social interaction, plenty of room, and lots of exercise. I think an early morning off-leash dog park is a fantastic idea provided people take responsibility for their pets, clean up after them, and strictly follow the rules. I would also insist that unfriendly dogs are kept away.

9) How do you feel about initiating a "leaf blower" ordinance? Our village is getting out of control with these terribly noisy, polluting devices. There is no reason why landscapers have to blow dirt and leaves around with them. Raking leaves and grass never killed anybody.

A private home owner can use a rake if he or she chooses, but I wouldn't insist upon it. But raking is too time-consuming for commercial landscapers who get paid by the job. There are, however, electric leaf blowers which are less noisy and much cleaner. Local noise ordinances should also be enforced, and I would make sure that noisy landscaping machines aren't operated during the early morning hours when people need to sleep.

10) School taxes account for the largest part of residents' tax bill. Although Nyack Schools' are sensitive to the needs of parents with children, the schools' board of

education largely ignores the interests of taxpayers and other stakeholders.

Because the the spring school board election and budget vote is never publicized, it has a historically local turnout (this year below 10%) and doesn't represent the interests of most citizens.

Would you be in favor of abolishing annual school board elections and replacing that process with appointments to the school board by the mayor of each village to better serve the needs of all residents in Nyack, South Nyack, Upper Nyack and Valley Cottage?

I believe the mayor and the school board should be involved in the process to approve anyone who is up for election, but do not believe the decision as to who should run should be exclusively left to the mayor.

11) Do you favor the construction of a parking garage behind Depew Manor Senior housing, when cars going in and out of such a construction may negatively impact the quality of air which seniors must breathe?

No! I will ONLY support the construction of a parking garage if it does not impede upon the rights and well-being of seniors. I believe the parking garage should be constructed more towards the center of the village, away from the seniors. It should also be environmentally friendly and esthetically pleasing to the eye.

12) How will the village prepare to respond to the final report of the TZ bridge commission...in terms of traffic, access, noise, and related issues

I have looked over the plans and love the idea of a more car- and people-friendly bridge, along with bike and train paths, all of which will make the transportation situation so much better than it is now. As mayor it will be my responsibility and my pleasure to keep abreast of all ongoing developments of this plan, up until the final stages.

As far as issues related to noise, access and traffic are concerned, as mayor I will insist that the construction is performed in a timely manner, and that it doesn't impede upon the quality of life for those who live near the site, and that it doesn't create unmanageable traffic problems.

13) Are there alternatives to a major Riverspace operation that might be done with the village and individual organizations rather than a clearly too expensive approach.

I am not aware of any alternative plans and there is, of course, no proposed plan that has been approved at this time. As mayor it will be my job to make sure that the final proposal, with all its future modifications is NOT too expensive for the Village to afford!

Please also keep in mind that the Riverspace Superblock plan and the Comprehensive Master Plan might be scaled down to less ambitious aims.

14) how will the village prepare to respond to the final report of the TZ bridge commission...in terms of traffic, access, noise, and related issues

(Answered above under question 12.)

15) are there alternatives to a major Riverspace operation that might be done with the village and individual organizations rather than a clearly too expensive approach.

(Answered above question 13.)

16) During discussion of the Riverspace initiative there have been suggestions that the Village makes significant concessions such as freezing taxes and immunity from Village land use requirements such as approval from Village Boards. What concessions would you support?

In the proposed plan for the Riverspace Superblock the developers are requesting certain concessions such as has been outlined above. However, because we are *far* from approving a final proposal, I think it would be irresponsible of me at this time to say which concessions I would support.

17) What proposals do you have for bringing businesses and visitors back to Nyack?

Since we live in a world of technology we need more Internet advertising and more media articles which highlight Nyack as a visitor and tourist destination. As merchants we should have a stronger presence in newspapers, magazines, and web sites. The merchants should work together to cross-promote events. The Nyack Board should also legalize the opening of beds and breakfasts to bring in tourists.

As Mayor of Nyack I would also like to organize a tourist board.

18) While we realize the parking meters and parking tickets create considerable revenue, the parking machines are unfriendly, confusing and expensive. What measures would you support to make them more palatable to residents and visitors?

I agree that the parking situation is far from ideal. First, I propose that period during which parking should be paid for be switched from what it is now (from 11:00 A.M. to 9:00 P.M) to either 10:00 to 7:00, or from 9:00 to 6:00. Second, I think there should be a ten minute free-parking grace period for people who only need to park for a few minutes. Third, I would like to offer free parking during holidays as a promotional gift from the village. Fourth, I would like to make available resident parking permits.

19) Do you support a ferry stop? The ferry at Haverstraw seems to have given the town new life. There is a lot of building and renewal going on. Nyack certainly could benefit from a ferry in many ways if the major concerns are dealt with.

Definitely! I agree completely. Having a ferry stop will make Nyack so much more accessible to Westchester and New York City. Conversely, it would make New York City and Westchester so much more accessible to Nyack residents. The ferry stop would dramatically stimulate our local economy. It would be a win-win situation for everybody.

20) Property values are down but our taxes and many other costs are up. Shouldn't taxes be adjusted to reflect the lower values?

Back in 1990 Nyack gave up many of its administrative services that other villages have, including a tax assessor, responsibilities for which we now farm out to Orangetown. I believe it would be a great idea to take back some of these services, and that by controlling them ourselves it will save us a great deal of money.

That said, I should point out that every home and property owner has the right to grieve their taxes.

21) Do you support health insurance reform? What will Nyack do to help it's uninsured?

Yes! As mayor part of my job is to inform people about opportunities and programs offered by New York State for low income families and individuals to receive affordable (or free) health insurance.

22) I am an orangetown resident for over 40 years and have owned in nyack for over 20 years. i am greatly concerned that the oak hill cemetary will be able to have graves on land adjacent to where people live at village gate way. We have 54 homes here on the mountain. Please consider that this should never be zoned like this. The cutting of trees will also lead to more erosion on the mountian and the water table will allow us to have more flooding here at village gate. how can you make this matter safe for the voting residents here?

If the cemetery plans on using this land, I think they should leave a buffer area of trees so that residents of Village Gate won't have plots right at the edge of their yards. They should also, of course, take responsibility to prevent erosion.

23) There's a story today in Nyack News And Views about building a bike path on the new Tappan Zee Bridge. This could make Nyack and Tarrytown a major tourist destination and provide a big boost to local merchants. Are you in favor of building this path and advocating for this recreational opportunity on behalf of our local businesses?

Absolutely, one-thousand percent yes! I am also in favor of a bike lane on

Broadway that extends down to the bridge.

24) Nyack needed to raise taxes over 9 percent this year to make up for the budget shortfall --principally caused by declining mortgage registration fees. The real estate market remains sluggish, so it's reasonable to expect we will have budget challenges next year, too. Name three initiatives you would consider to raise revenues for the Village of Nyack.

You only asked for three, but I have more than three ideas:

- 1) Developing the riverfront as a visitor and tourist destination. We should rebuild the harbor, have boat rentals, and other water-related services.
- 2) Promoting events in the village that people will pay admission for.
- 3) Sharing services with adjacent river villages. Those services would include building and property maintenance, garbage and snow removal, police, fire and ambulance services, accounting services, and recycling for local businesses, which Nyack oddly doesn't have now.
- 4) Taking over our lighting from Rockland Utilities and implementing solar lighting.
- 5) Allowing bed and breakfasts, which will create commission revenues for the village.
- 6) Encouraging the construction of ratable building, and making sure those buildings are expeditiously approved by the village board, and quickly constructed.
- 7) Distributing fines by enforcing code violations for abandoned properties.