

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?

No I will not. I have been a registered Democrat since the day I was eligible to register and will continue to be such. This is not to say that cooperative working relationships with political colleagues on both sides of the aisle is not possible. It does however, indicate my view that accomplishments can be made without losing ones party identity; therefore, I will run only on the Democratic line.

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.

This is a matter of local police enforcement of the laws. Police departments today have many areas of concern with which to contend. Unfortunately, things that may be top priority for Village residents regarding quality of life and safety do not always coincide with the police priority list. Therefore it is critical that the Village and its officials clearly indicate to police officials their expectations regarding the strength of policing in the Village. A stronger, more assertive relationship with the police is needed. I had previously worked with the police as Village Liaison and when elected will do so again.

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 is a vision for the Village, a flexible vision. The CMP took years of hard work on the part of many. The planning process featured interactive committees; the downtown, the gateway, the residential and the waterfront and this is the plan that guides us as we look to Nyack's future. The Village Board has established a Code Revision Committee to bring the Village's building code in line with the recommendations of the CMP. The final report is due within the next several months. In line with the vision set out in the CMP, the Village Board has approved a Streetscape Plan, with engineering being prepared at this time for the revitalization of Main Street from Franklin St to Broadway. The CMP, the Code Revision and the Streetscape Plan all factor in as my key components for a brighter Nyack.

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 and the Village Board have always maintained an interest in, and support for Economic Development. The development must be responsible and feasible in size and scope. The Citizens Advisory Committee's most recent report supports this position. My position, from day one, with regard to a downtown redevelopment is that without a feasibility study there should be no major movement on any plan.

As regards the Riverspace "plan"...this is a developer's concept. It is a creative catalyst for discussion but is not based upon a feasibility study; which I asked for when the concept was first discussed and have not modified my position. I do support a downtown redevelopment. The scope and size of any major redevelopment warrants professional assistance, discussions, and a feasibility study. We need not put the "cart before the horse" with regard to a downtown redevelopment plan. Nyack taxpayers have a very large stake in this and consideration must be given to all aspects of a redevelopment.

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? **As indicated previously, the Board of Trustee has approved a Streetscape plan, which will bring new sidewalks, lighting, benches etc into the downtown. Implementing this plan will go a long way in helping Nyack have a new and bright look. With this as a beginning, proper marketing and up-turn in the economy, Nyack should see an exciting rebirth.**

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? **My background has been in both the corporate world as well as entrepreneurial. I began my career in banking; became the assistant to the chairman of a national development company responsible for project development, asset and property management; owned and operated my own real estate company which I sold after being offered a position with a New York Stock Exchange listed International Holding Company as an Asset Manager in its Real Estate Development Subsidiary, from which I retired.**

As regards my political accomplishments; I secured a grant through Rockland Riverfront Community Council for \$8,000 to help the Village of Nyack reduce its costs to fund the Comprehensive Master Plan; when the Nyack Village Board slashed the Fourth of July fireworks from its 2009-2010 budget, I took a leadership position and secured \$20,000 in sponsorship for the Fourth of July fireworks for 2009 and 2010 from Provident Bank; as the Village of Nyack's representative to the Rockland Economic Development's Steering Committee I worked with the Chairperson of the Rockland County Legislature, Supervisor of Orangetown and other local officials to

issue the critical Tappan Zee Corridor Transit-Oriented Development Study. I am fortunate to have the ability to commit to being a full-time mayor and am the only candidate to make this commitment. I am an individual will do all within my power to accomplish what is best for the Village by working with all entities to best serve.

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?

As indicated earlier, this is a matter of better police enforcement of laws and codes, as well as the accountability of the establishments who serve the patrons to be more diligent in the operating of their business. I will work relentlessly with the necessary parties to accomplish this end.

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 clearly understand the importance of pets in people's lives. A recent unfortunate event in the park where a pet was severely attacked and injured highlighted the safety and liability concerns regarding off-leash pets. Off leash pets must be in a contained area with rules so that violating owners will not be permitted access and safety can be maintained for responsible owners. I do not think Memorial Park is large enough to accommodate a sufficient run area for pets. Leashed dogs are permitted in the park. Please keep in mind that Nyack is only 1 square mile with limited space. Other local venues are available for running dogs.**

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. **35-4 Sub section H of the Village Code prohibits noise between 9PM and 8AM. I am in favor of the possibility of banning or more stringently limiting the use of these devices. This would be a Village Board decision.**

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?

The purpose of the Board of Education is to address the issues of education. Therefore it is

appropriate that the needs of children in the education system be the priority. By law, a legal notice must be published and the district does send mass mailings to all residents with notification about election dates and candidates. Taxation concerns can be addressed at school board meetings. Should this process be unacceptable, it can be changed only through a specific law passed by the New York State Legislature, much like what has happened in the New York City Schools with Mayor Bloomberg. Do I think that village politics should be brought into the running of an educational system – No I do not.

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?

At present there are no plans before any of the boards in the Village of Nyack for the construction of a parking garage. The issue before the Village Board of Trustees is that of redevelopment of the downtown. Once a determination is made as to any redevelopment, the scope and nature of the redevelopment will be projected with the assistance of professionals. At that time, should the redevelopment plans indicate incorporating some type of parking structure, the environmental impact on residents will be a primary concern. At this time, I am not willing to opinion in favor or against a parking facility of any kind without all the facts.

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

The projected date for the issuing of the final report of the Tappan Zee Bridge Project Team is the end of 2011. At present they have concluded their scoping report. The report is on line They have begun to prepare the Draft Environmental Impact Study which should be completed the end of 2010. They will then conduct public hearings in early 2011 at which time the public can submit their comments. The TZB Project Team plans to submit their final report at the end of 2011. The TZB Project Team hears public comments/questions during this process. As with all major projects having potential high impact on the Village, I anticipate that we will consult with the appropriate consultants and professionals to aid us in this review.

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 think this question relates to the operation of a theater and not the redevelopment of the downtown. At present, Nyack lacks a successful venue for arts, creativity and theater. There needs to be an analysis of the "market" for this type operation and the most immediate action might be to renovate within the present structures to accommodate a redesign that will function well within the limits of the surrounding area. At present the operation of the Riverspace theatre is in the hands of the board of Riverspace.

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individual organizations rather than a clearly too expensive approach. **DUPLICATE QUESTION**

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? **As there is no redevelopment plan before any of the village boards at this time, there is no way to answer this question. After a review of the feasibility study and determination by the Village of what the redevelopment plan will look like and RFPs are prepared and responded to, then the determination, predicated upon discussions with the developer, will be made as to what concessions, if any, the developer would anticipate receiving from the Village. The main objective of the Village Board is to protect the village taxpayer from the burden of unproductive taxes yet assist the village in future progress = progress with benefit.**

17) What proposals do you have for bringing businesses and visitors back to Nyack? **Nyack needs to revive its "pride of place" and the implementation of the approved plan for the revitalization/streetscape of the downtown is a very good start in this process. A vibrant, safe community where existing businesses are successful is a major attraction and this will stimulate additional growth, including new businesses, shoppers and residents.**

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 find that people will resist change but when properly familiarized with the new meter system will come to appreciate its benefits. The new parking meters are very user friendly if given the chance. They accept many types of payment including coins, cash and cards. Another benefit of this system is that when you put your money into the meter you are buying time. Time that can be transferred to any other location in the village. Should you not require all the time on your ticket, you can move your vehicle to another spot and "use up" the remaining time. With the old system you lost any time/money left on the meter when you vacated your space. A neighborly thing to do should you not need the additional time on your ticket, is offer it to another driver who is getting ready to insert their money into the meter. You will see a smile and it will make the meters and Nyack a friendlier place. I would advocate for more public information about the meters.

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.

Nyack is a contained area with limited ability for waterfront development. The ferry issue had been extensively addressed in prior years and I still agree with those findings. The concern I have for Nyack and the ferry is the same as we all have with the enlargement of the Thruway Corridor. Nyack and Rockland County would be just a place "to go through to get somewhere else." By permitting a ferry in Nyack, the streets would be congested with people going/returning from the ferry. Indications are that when you are going to or coming from the ferry, you are not looking to shop or dine, you are heading to your

destination only....Yes there might be a limited benefit to a ferry, but at what disturbance to the residential quality of the village. Again, weighing out progress with benefit.

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

If taxes are lowered reflecting lower values, then the tax rate would have to be adjusted to accommodate the drop in tax revenue. Lower property values do not coincide with lesser expenses for the Village. What I do think is that we need better budget analysis to decide how we can spend our dollars more efficiently. Then we can consider tax adjustments but we need to find the money first. We need to determine what is absolutely essential to run the Village and go forward from there. With residential sales holding and sales tax revenue also stabilizing we would have a more definitive idea of revenue stream and adjust our budgeting accordingly.

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

I believe a reform is necessary in our health insurance system. This reform will be an act of the Federal Government. Nyack's governmental role may be to help advocate for some outreach to aid people in deciphering what I am sure will be a complicated system.

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 mountain 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?

A landowner has the ability to develop their property by submitting an application to the land use boards. The cemetery did this and went through the process designed for the purpose under the village codes and complied with said codes. There are procedures to be followed including engineering, drainage reports, State Environmental Quality Act requirements and other conditions under the law. The cemetery went through all the necessary steps and was granted approval. Any other matter would be an issue between the cemetery and the adjacent homeowners. The village building codes are in effect for the benefit of all those looking to apply for a change in their property. The Village Land Use Boards are autonomous and are not be subject to pressure from elected officials. Any applicant disagreement with a Board decision is handled by the courts.

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?

Yes there is discussion about a bike lane/pedestrian walk on the new bridge. This is a very exciting development and the planners are determining how this path/lane would be designed at both ends of the bridge, ie. Ingress, egress and parking associated with it. A bike path will attract recreational bikers that will bring a boost to local merchants. It will also increase avid bikers and it seems their benefit is to a more limited number of merchants. That said, Yes I do support the planning of the path/lane.

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.

As we all know Nyack is a rather small Municipality and we are limited to the things we can do to increase revenues. One idea I have been a proponent of is having the Village be responsible for recycling. Right now it is handled by an outside contractor and the Village gains minimal revenue. As stated earlier, we are better equipped to anticipate revenues, now that we have gone through the 2009 budget reflecting the loss in mortgage and sales tax revenues. The other side of the equation is better control of our budget, and analysis of the operation of our departments to determine if they are functioning efficiently.