

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
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Douglas J. Schuetz
Commissioner

Adam Carsen
Deputy Commissioner

September 09, 2026

Nyack Planning Board
9 North Broadway
Nyack, NY 10960

Tax Data: 60.77-1-48

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 06/28/2026

Date Review Received: 07/15/2026

Item: *Laurie Donald - 18 Front Street (GML-26-0357)*

Site plan application to permit the construction of a 300 square foot addition and 297 square foot deck to the rear of an existing single-family dwelling located on 0.15 acres in the TFR zoning district. Applicant is also requesting to legalize the already constructed 64 square foot greenhouse in the rear yard.
West side of Front Street, approximately 170 feet north of Fifth Avenue

Reason for Referral:

N Highland Av (US Route 9W)

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Remand for Local Decision

The proposed action is deemed to have no significant county-wide or inter-community impact under New York State General Municipal Law § 239; therefore, the action is a local decision.



Douglas Schuetz
Commissioner of Planning

Laurie Donald - 18 Front Street (GML-26-0357)

cc: Mayor Joseph Rand, Nyack
NYS Department of Transportation
Rockland County Department of Health
Rockland County Planning Board
Bawn Projects

*The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B, the County of Rockland does not render opinions nor determine whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of final action it has taken with the County of Rockland Department of Planning within thirty (30) days after final action.