

DEPARTMENT OF PLANNING

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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: 66.46-1-16

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

Map Date: 06/22/2026

Date Review Received: 07/21/2026

Item: *Paul Gray - 87 Piermont Avenue (GML-26-0365)*

Site plan application to permit the construction of a second curb cut along Piermont Avenue to reconfigure the driveway of a single-family dwelling into a U shape around a large sycamore tree, improving visibility for ingress and egress to the site. The project site is located on a 0.14-acre lot in the TFR zoning district.

East side of Piermont Avenue, approximately 140 feet north of Cedar Hill Avenue

Reason for Referral:

Town of Orangetown

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.

- 1 The following additional comment is offered strictly as an observation and is not part of our General Municipal Law (GML) review. The Board may have already addressed this point or may disregard it without any formal vote under the GML process:
 - 1.1 The application materials provided indicate that the project site is within the TFR zoning district; however, maps maintained by the Rockland County GIS Division and the Village's online interactive zoning map indicate the project site is in the SFR-1 zoning district. The Village must clarify the zoning district of the parcel and, if necessary, the application materials must be corrected.



Adam Carsen
Deputy Commissioner of Planning

cc: Mayor Joseph Rand, Nyack
Rockland County Department of Health
Rockland County Planning Board
Town of Orangetown Planning Board
Kier B. Levesque, R.A.

*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.