

VILLAGE OF NYACK  
BUILDING

JAN 14 2022

DEPARTMENT

RECEIVED

**DEPARTMENT OF PLANNING**

Dr. Robert L. Yeager Health Center

50 Sanatorium Road, Building T

Pomona, New York 10970

Phone: (845) 364-3434 Fax: (845) 364-3435

**Douglas J. Schuetz**  
Acting Commissioner**Helen Kenny Burrows**  
Deputy Commissioner

January 14, 2022

Nyack Planning Board

9 North Broadway

Nyack, NY 10960

Tax Data: 60.78-1-22

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M, Section 239 N**Map Date:** 10/20/2021**Date Review Received:** 12/21/2021**Item: DON YACOPINO - 15 TALLMAN AVENUE (N-202)**

A minor subdivision application to subdivide a 0.349 acre parcel into two lots in the SFR-1 zoning district. A site plan application to remove the existing garage from the parcel proposed as Lot 1.

South side of Tallman Avenue, approximately 135 feet west of North Broadway.

**Reason for Referral:**

Village of Upper Nyack

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:

***\*Recommend the following modifications***

1 The Village of Upper Nyack is the reason this proposal was referred to this department for review. The municipal boundary is 250 feet north of the site. As required under Section 239nn of the State General Municipal Law, the Village of Upper Nyack must be given the opportunity to review the proposed subdivision and provide any concerns related to the project to the Village of Nyack.

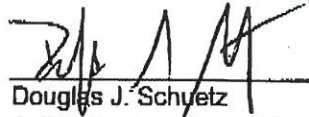
2 A review must be done by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

3 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

4 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

**DON YACOPINO - 15 TALLMAN AVENUE (N-202)**

5 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.



Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Donald N. Hammond, Nyack  
Rockland County Drainage Agency  
Rockland County Department of Health

Jay A Greenwell, PLS, LLC  
Village of Upper Nyack Planning Board

Don Yacopino

*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

*The review undertaken by the Rockland County Planning Department 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 does it make determinations, whether the item reviewed implicates the Religious Land Use and Institutionalized Persons Act. The Rockland County Planning Department defers to the municipality forwarding the item reviewed to render such opinions and make such determinations if 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.*

*Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.*

*Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.*