



Village of Nyack Planning Board

July 7, 2025

Members Present:

Laura Rothschild – Chair - present
Peter Voletsky – present
Samuel Hart – present
Jennifer Knarich – absent
Taylor Light (Alternate) - absent
Catherine Friesen – absent

Also Present:

Dennis M. Michaels, Esq. Village Attorney - present
Manny Carmona – Building Department - absent
Bob Galvin – Village Planner - present

Meeting opened by the Chair at 7:00 PM.

Approval of June Meeting Minutes: The Chair confirmed that the Minutes of the June 2, 2025 meeting were previously distributed and approved.

Adjournments Announced: Applications for 128 Main Street and 80 South Broadway were adjourned and will be continued at the September 8, 2025 Planning Board meeting at 7:00 pm in Village Hall. The minutes from the June meeting were distributed prior and approved without comment.

Agenda Items

Items 1 & 2: Adjournments

- These items were adjourned; no discussion took place.

Item 3: Application for 160 North Midland Avenue - Montefiore Nyack Hospital

- Presentation by Dennis Lynch and Michael Pomarico.
- Village Planner Bob Galvin prepared a tentative resolution.
- A correction to the draft: diesel tank size updated from 1,200 to 12,000 gallons.
- Mr. Lynch reiterated his pro bono offer of service, which is to be reflected in the meeting minutes (but not the resolution).
- The public hearing was closed.

- **Motion:** To adopt the resolution as amended.
Vote: Approved unanimously (3–0).

Item 4: Application for 55 Catherine Street

- Presented by Architect Tom Haynes.
- All comments from prior meetings were addressed.
- Mr. Haynes and the applicant reviewed the draft resolution.
- No additional comments or changes were proposed.
- **Motion:** To approve the draft resolution as prepared by Village Planner Bob Galvin.
Vote: Approved unanimously (3–0).

Item 5: Review of Proposed Local Zoning Law (Administrative Review Only)

- The Board reiterated this was not a public hearing; public comments were allowed as a courtesy.
 - Discussion included the impact of state preemption on local proximity regulations, particularly regarding medical cannabis dispensaries.
 - Key legal opinion: municipalities cannot impose distance requirements between recreational and medical cannabis dispensaries due to state law.
 - Concerns were raised about potential lawsuits and standing of pending applicants.
 - Residents voiced concerns about the location of dispensaries in the downtown district, proximity to youth-focused businesses, and village character.
 - Board discussed defining “public youth facility” in alignment with state law.
 - Two formal recommendations were made by the Planning Board:
 1. **Zoning Restriction:** Limit recreational cannabis dispensaries to the CC (commercial corridor) zone only.
 2. **Youth Facility Proximity:** Add “public youth facilities” to the list of protected uses in proximity regulations, using distance standards defined by state law.
 - Additional comments:
 - Enforcement of existing unregulated smoke shops was raised as a concern.
 - The board emphasized that any zoning recommendations do not weigh in on the legal standing or property rights of current cannabis applicants.
 - Suggestions for enhanced enforcement and awareness regarding illegal operations were noted.
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Adjournment:

- There being no further business, the meeting was adjourned at 8:26 pm.

The Clerk/Secretary to the Planning Board of the Village of Nyack is hereby authorized, directed and empowered, by the Planning Board, to sign these Minutes, and to file a copy thereof in the office of the Village Clerk:


Mary Screene, Clerk/Secretary