

TOWN OF CLARKSTOWN
DEPARTMENT OF PLANNING



TOWN OF CLARKSTOWN
PLANNING BOARD

JOSE C. SIMOES, PRINCIPAL PLANNER
JAMES CREIGHTON, PLANNER
10 Maple Avenue
New City, New York 10956-5099
Tel: (845) 639-2070
Fax: (845) 639-2071
planning@clarkstown.org

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August 4, 2016

Mayor Jen White and Board of Trustees
Nyack Village Hall
9 North Broadway
Nyack, NY 10960

Dear Mayor White and Trustees:

The Town of Clarkstown Planning Department and Planning Board reviewed the Village of Nyack Draft Comprehensive Plan and proposed zoning changes. At the Planning Board meeting of August 3, 2016 the Board unanimously deemed these items subject to local determination, with the exception one section of the Draft Comprehensive Plan. Section 4.5.3 – Gateway Area, of the Land Use and Zoning chapter of the Draft Plan proposes the following:

“Consider allowing additional uses in the CC zone to encourage economic development and greater activity in the Gateway, including multifamily, live/work units and business incubators.”

The area involved in this proposal is in the vicinity of Route 59 adjacent to Central Nyack. The Planning Department and Board have some concern over increasing the intensity of land use in this area. Specifically, such changes could impact traffic and could potentially be out of character with the adjacent land uses in the hamlet of Central Nyack. We would ask that any changes to this area be made with careful consideration of the aforementioned concerns. Additionally, we would also ask to be involved in the discussion of any zone changes, and offer to work cooperatively with the Village on any studies of this common Gateway to our communities.

Thank you for the opportunity to review the Draft Comprehensive Plan and proposed zoning changes and wish you all the best as you work to finalize and adopt them. I ask that you please call me at 845-639-2070 if you would like to speak further about our comments.

Sincerely,

Jose C. Simoes
Principal Planner

cc: George Hoehmann, Supervisor
Town of Clarkstown Planning Board
Rockland County Planning Department