

DEPARTMENT OF PLANNING

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Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

June 20, 2016

Upper Nyack Planning Board
328 North Broadway
Upper Nyack, NY 10960

Tax Data: 60.05-2-4.5 60.05-2-4.4 60.05-2-4.3 60.05-2-4.2 60.05-2-4.1 60.05-2-2

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N

Map Date: 2/23/2016

Date Review Received: 5/24/2016

Item: *INSTITUTE OF CHRISTIAN DOCTRINE (UN-34C)*

Re-subdivision of six existing tax parcels into two new tax lot configurations. Proposed Lot #1, consisting of 30 acres, will be acquired by the Trust for Public Land and used for open space/parkland. Lot #2, consisting of 9.4 acres, will remain under its present use as a religious retreat with offices and a retirement residence for nuns.

North side of Larchdale Avenue, west side of N. Broadway, north end of N. Midland Avenue

Reason for Referral:

Nyack Beach State Park, Long Path, US Route 9W, Town of Clarkstown

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 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.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Jeffrey Hindin, Upper Nyack
New York - New Jersey Trail Conference
New York State Department of Transportation
Rockland County Drainage Agency
Rockland County Planning Board

INSTITUTE OF CHRISTIAN DOCTRINE (UN-34C)

Palisades Interstate Park Commission

Atzl, Nasher & Zigler P.C.

Town of Clarkstown Planning Board

**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.