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**VILLAGE OF UPPER NYACK PLANNING BOARD
RESOLUTION OF SITE PLAN APPROVAL**

Property Address: 647 North Broadway, Village of Upper Nyack (the “Property”)
County Map No.: 60.06-01-5.2
Zoning District: R-40 and Hudson Riverfront Overlay District
Applicant/Owner: 647 North Broadway, LLC
SEQRA Classification: Type II (6 NYCRR 617.5c11) No further SEQRA review required.
Date of Public Hearing: June 22, 2022, July 20, 2022, October 19, 2022, December 21, 2022

SUMMARY

The Applicant is seeking site plan approval to construct a single-family residence, driveway, carport and related improvements on the Property. The Property is currently vacant and its owner, a limited liability company, is related to the entities that own the properties to the north (649 North Broadway) and south (645 North Broadway). The Applicant’s representatives have advised the Board that it is the Applicant’s intent to use the proposed house as a guest house associated with the house on 649 North Broadway.

INFORMATION REVIEWED

See Exhibit A Attached

EXISTING CONDITIONS AND PRIOR APPLICATION

The Property is located on the east side of North Broadway in the Village’s R-40 and Hudson Riverfront Overlay District. It has a net lot area of 48,841 square feet and was created by a subdivision approved in 1994. It has a “wasp-waist” configuration in which it has 100 feet of frontage along North Broadway that narrows to 50 feet in width as you move eastward into the Property and then flares out as the lot widens to the east toward the Hudson River. Currently there is a macadam driveway on the Property, but it is otherwise vacant. Significant portions of the Property include steep slopes as regulated by Village of Upper Nyack Zoning Law (the “Zoning Law”) , Section 6.7.

In or around February of 2020, the Applicant, along with the owners of 649 and 645 North Broadway, applied for approval of a coordinated site plan across the three lots, which would have placed a fountain, seating area, terraced gardens and walkways on the Property. Such application was ultimately withdrawn by the then-Applicants, because, among other things, the proposed use of the Property for accessory uses with no principal use was not permitted by the Zoning Law.

In or around June of 2022 the Applicant submitted the current application seeking the approval of a single-family residence on the Property (a permitted use of the Property (see Zoning Law, Use Table (4.4.1 (Row 3, Col. 2))) and related improvements.

THE CURRENT APPLICATION

The Applicant is proposing to build a two-story single-family residence with a “green” landscaped roof on the Property, along with a carport and driveway in the western portion of the Property. A proposed walkway, portions of which will be Bluestone and installed at grade and portions of which will be elevated to minimize slopes disturbance, will provide for pedestrian access from the parking area and carport to the residence. Related stormwater management facilities and utility services are also proposed. This configuration is intended to minimize the disturbance to the sloped area of the Property between the residence and North Broadway. Because the proposed driveway does not extend all the way to the house, the Applicant, as a condition of this approval, will be required to obtain a 20-foot wide access easement over the existing driveway on 649 North Broadway (*see* Easement Map in Site Plan set), with various additional fire safety measures on the Property described more fully in the conditions to this approval. Pervious pavers between the end of the driveway on 649 North Broadway and the proposed house are also proposed.

Due to the topography of the Property, on the west side of the Property the house will appear at grade with an accessible green roof, and then it is built generally into the slope such that its full height will only be visible from the east.

The architecture of the proposed residence is consistent with the architecture and design of the residence on the Property located at 649 North Broadway. The Village’s Architectural Review Board, by resolution dated September 7, 2022, recommended approval of the architecture of this application subject to certain conditions.

Because of the extensive and widespread nature of the slopes located on the Property, disturbance of regulated slopes will be required as a part of this project. Because the proposed slopes disturbance will exceed that permitted in the Zoning Law, slopes disturbance variances from the Village’s Zoning Board of Appeals were also required. As originally proposed, the residence was located further to the west on the Property, a fountain and stairway were proposed, and no portion of the walkway connecting the carport and parking area and the house was elevated. This plan created a significant amount of slopes disturbance.

Following a detailed review of the application by the Planning Board, the Zoning Board of Appeals, the Rockland County Department of Planning, and the Village Engineer the Applicant was able to significantly reduce the extent of slopes disturbance by, among other things, removing the fountain, rotating the house and moving it toward the east and elevating portions of the walkway connecting the parking area and the house. Because a portion of the walkway was elevated, much of the slopes disturbance in this area will be temporary during the installation of the elevated walkway and the utilities and then the slopes will be restored. In all cases where slopes disturbance is proposed, following construction the slopes will be stabilized. In light of these significant modifications and the manner in which slopes disturbance was minimized, slopes disturbance variances for the proposed project were granted by the Village’s Zoning Board of Appeals on October 11, 2022. No other variances were required; the proposed improvements comply with all setback, coverage and FAR limitations in the Zoning Law.¹

¹ Roof railing projections are proposed which would exceed the roof projection limitations of Zoning Law Section 4.5.7. However, this provision of the Zoning Law is the subject of an amendment currently pending before the Village’s Board of

AGENCY REFERRALS AND COMMENTS

ROCKLAND COUNTY PLANNING

Because the Property is adjacent to the Hudson River, this application was referred to the Rockland County Department of Planning for review pursuant to General Municipal Law 239-m.

By letter dated June 17, 2022 the Rockland County Department of Planning recommended disapproval of the proposed application because of the extent of the slopes disturbance. Following receipt of that letter and the subsequent review of the application by the Planning Board, the Applicant significantly modified the project to reduce the extent of slopes disturbance on the Property. Because of these changes, the project was again referred to the Rockland County Department of Planning for further review as a part of the Applicant's variance application.

By letter dated August 30, 2022 the Rockland County Department of Planning acknowledged the modifications to the site plan to reduce slopes disturbance, but continued to recommend disapproval of the application due to the slopes disturbance. Additional comments were also included in the June 17, 2022 and August 30, 2022 letters.

The Department of Planning's comments are included below in bold italics and the Planning Board's response appears below the comment.

***Comment: "On June 17, 2022, we recommended a disapproval for an earlier version of the site plan application due to the significant slope disturbances that were proposed. While we acknowledge the site plan has been revised to reduce the alteration of the slopes, the new proposal will still require extensive disturbance to the steep slopes located on the property. Nearly one quarter of the 9,746 SF of slopes greater than 40 percent will be disturbed, when none is permitted. Forty seven percent of the 2,619 SF of slopes between 15 and 24 percent will also be disturbed when only 35 percent is allowed. Additionally, 20 percent of the 6,460 SF of slopes between 25 and 39 percent will be disturbed, the maximum permitted without requiring a variance. It is with good reason that there is no disturbance allowed on slopes greater than 40 percent, and minimal disturbances permitted on slopes between 15 and 39 percent. These provisions reduce erosion and stormwater runoff/sediment discharge into the Hudson River, in addition to preserving the beauty of the shoreline and stabilizing soils. Once the significant grading is complete, the disturbance to the on-site slopes cannot be reversed. The Zoning Board of Appeals must consider the harmful effects this proposal will have on the environment; the variances must not be approved."* (August 30, 2022 letter)**

Response: In response to this comment, the Zoning Board of Appeals asked the Applicant to reconsider the plan to further reduce slopes disturbance on the Property. The Applicant did so and was able to reduce slopes disturbance such that the final plan provides slopes disturbance as follows: Disturbance to slopes 40% or greater, reduced to 1,284 sf or 13.2%, slopes 25%-39% disturbance reduced to 1,190 sf or 18.4 percent, which complies with the Village's limitations, and slopes 15%-24% disturbance reduced to 1,116 sf or 42.6%.

Trustees (proposed LL 1 of 2023). If the proposed amendment to the Zoning Law is adopted, the roof projections proposed will be conforming; if the amendments are not adopted variances may be required from the Zoning Board of Appeals.

Moreover, the Applicant has demonstrated that much of the disturbance will be temporary and that following completion of construction the slopes will be stabilized to prevent excessive erosion. Because of the significant steps that the Applicant has taken to minimize slopes disturbance on the Property and because the slopes will be stabilized following construction, the Planning Board hereby **Overrides** the disapproval recommendation provided in the Rockland County Planning Letters of June 17, 2022 and August 30, 2022.

Comment: “A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and all required permits obtained.” (June 17, 2022 and August 30, 2022 letters)

Response: The Applicant shall apply for and obtain all required permits from the Rockland County Department of Health.

Comment: “It shall be stated whether the proposed guest house will be used for short-term rentals. If so, it must comply with Section 9.6.19 of the Village's Zoning Code. As per Section 9.6.19.1, a special permit is required for this use. Should this be pursued, we request the opportunity to review it, as required by New York State General Municipal Law, Section 239-m (3)(a)(iii).” (June 17, 2022 and August 30, 2022 letters)

Response: The Applicant has not applied for or indicated that the proposed house will be used for short term rental purposes; the stated intent is to use the house as a guest house associated with 649 North Broadway. If the Applicant wishes to use the Property for short term rental purposes in the future, before any short term rental use of the Property may be made, the Applicant shall apply for and obtain all required permits (including a special use permit) from the Village of Upper Nyack and any other regulatory authority with jurisdiction over such use, if any.

Comment: “Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control.”

Response: Compliance with the above-referenced comment is incorporated here as a condition of this approval.

Comment: “Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer.”

Response: Compliance with the above-referenced comment is incorporated here as a condition of this approval.

Comment: “We request the opportunity to review the variance that is needed to implement the proposed site plan, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).”

Response: The Applicant's variance application was referred to the Rockland County Department of Planning.

TOWN OF CLARKSTOWN

By letter dated June 8, 2022 the Town of Clarkstown Planning Board determined that this application was a matter of local concern.

NYACK JOINT FIRE DISTRICT

By letter from the Nyack Joint Fire District's counsel, dated October 19, 2022 the Fire District recommended disapproval of this application due to access concerns.

Following the issuance of this letter, the Applicant engaged in further consultation with the Fire District on the issue of access to and fire safety at the proposed residence. As a result of those meetings, the Applicant has represented to the Board that the Fire District was satisfied with the proposal provided that: (1) an emergency access easement through 649 North Broadway is provided for access to the proposed house by emergency vehicles, personnel and equipment; (2) the Applicant install an Emergency Key Box or "Knox Box" at the access gate of 649 North Broadway; (3) that the proposed residence is fully sprinklered; and (4) that a yard hydrant is installed on the Property. The Applicant has agreed to these requirements and they are made conditions of this approval as explained more fully in the Conditions section of this resolution.

BOARD FINDINGS (see VILLAGE ZONING LAW §10.6)

1. Vehicular and Pedestrian Circulation. The proposed application is the construction of one single family residence and related improvements on an existing lot. It is not expected to have any significant impacts on vehicular or pedestrian circulation in the vicinity of the site.

However, because of the configuration and extent of slopes on the lot, the proposed driveway does not provide vehicular access to the house. Accordingly, as a condition of this approval the Applicant must obtain an emergency access easement over 649 North Broadway for access to the proposed residence by fire and other emergency vehicles, personnel and equipment. See Conditions section below.

2. Site Layout. The proposed site layout is not expected to have adverse impacts on the established character or potential use of any adjoining properties. As described above, the Property and the properties to the north and south are in related ownership. The proposed improvements comply with all of the required setback and coverage limitations of the Zoning Law and the Applicant has made a significant effort to minimize slopes disturbance to the maximum extent practicable. The architecture of the proposed house is designed to be consistent with the house located on 649 North Broadway, further integrating it with the character of the surrounding properties.

3. Screening and Landscaping. The Proposed residence is setback significantly from North Broadway and due to the setback and the change in topography will have minimal visibility from North Broadway. The Applicant is proposing to retain many of the existing mature trees on the Property and has proposed to maintain the natural landscaping on the site to the maximum extent

practicable. As mentioned above, the house will have a “green” landscaped roof. The Applicant is proposing a boxwood hedge to buffer the view of the proposed carport from North Broadway.

4. Stormwater Management. The Applicant will be required to comply with the Village’s Stormwater Management Law and a post-construction Stormwater Facilities Maintenance Agreement in the form acceptable to the Village Engineer are required to ensure that additional stormwater runoff resulting from the proposed improvements is properly managed.

5. Utility Services. Utility services will be provided to the Property from North Broadway. Because emergency access to the proposed residence will be via an easement on the adjacent property, the Applicant has agreed to install a yard hydrant and separate domestic and fire water lines on the Property in addition to other domestic utility services. On-site utilities are proposed to be underground and within the vicinity of the walkway.

6. Conformance with the Village Comprehensive Plan. The proposed use is a single family residence in a residence district, it complies with the requirements of the Zoning Law and/or variances granted pursuant to such law and conforms with the Comprehensive Plan of the Village of Upper Nyack.

7. Clearing and Grading. As described extensively above, site and slopes disturbance for the proposed project has been reduced to the maximum extent practicable. Much of the natural landscaping on the Property will be retained and following completion of construction a significant portion of the disturbed slopes will be restored and the balance will be stabilized.

DETERMINATION AND CONDITIONS

Based on the foregoing, the materials submitted in support of this application, and the information provided at the public hearing on this application, the Planning Board hereby approves the following plans collectively constituting the Site Plan, subject to compliance with the conditions set forth below:

1. *Site Development Plan, 647 No. Broadway*, prepared by Jay A. Greenwell, PLS, LLC, dated 8/26/2021, last revised 12/2/2022;
2. *Slopes Category Map and Limit of Disturbance*, prepared by Jay A. Greenwell, PLS, LLC, dated 4/7/2022, last revised 12/2/2022;
3. *Erosion Control Plan, Tree Removal & Details*, prepared by Civil Design Works, LLC/Jay A. Greenwell, PLS, LLC, dated 4/7/2022, last revised 12/2/2022;
4. *Easement Map*, prepared by Jay A. Greenwell, PLS, LLC, dated 11/8/2022, last revised 12/2/2022;
5. *Proposed First and Second Floor Plans (A-1)*, prepared by T.M. Rybak and Associates, P.C., dated 4/26/2022, last revised 12/21/2022;
6. *Guest House Elevations (A-2)*, prepared by T.M. Rybak and Associates, P.C., dated 4/26/2022, last revised 12/21/2022;
7. *Partial Site Plan and Site Sections (A-3)*, prepared by T.M. Rybak and Associates, P.C., dated 4/26/2022, last revised 12/21/2022;
8. *New Carport Plans and Elevations and Property Fence (A-4)*, prepared by T.M. Rybak and Associates, P.C., dated 4/26/2022, last revised 12/21/2022;
9. *Proposed Architectural Site Plan (A-5)*, prepared by T.M. Rybak and Associates, P.C., dated 4/26/2022, last revised 12/21/2022; and

10. *Walkway Section Detail (S-201)*

CONDITIONS TO BE SATISFIED BEFORE THE CHAIRMAN SIGNS THE SITE PLAN

a. The 20-foot wide emergency access easement over 649 North Broadway as depicted on the *Easement Map*, prepared by Jay A. Greenwell, PLS, LLC, dated 11/8/2022, last revised 12/2/2022 (the “Easement Map”), in the form acceptable to the Board’s counsel shall be recorded in the office of the Rockland County Clerk and a copy of such agreement as recorded shall be filed with the Board Secretary. The Applicant shall pay all applicable recording fees. Such easement shall provide: (1) a perpetual right of access over the Property located at 649 North Broadway to 647 North Broadway in the location as shown on the Easement Map for access to the proposed residence on 647 North Broadway for emergency vehicles, personnel and equipment; (2) that the access way is kept in passable condition and good repair and that snow and debris within such driveway is promptly removed to allow for access; (3) that it permit the installation of an Emergency Key Box (“Knox Box”) at the access gate of 649 North Broadway; and (4) that the easement is enforceable by and may not be modified or terminated without the express written consent of the Village of Upper Nyack.

b. The electrical easement shown on the Site Plan in the form acceptable to the Board’s counsel shall be recorded in the office of the Rockland County Clerk and a copy of such agreement as recorded shall be filed with the Board Secretary.

c. The Applicant shall address to the reasonable satisfaction of the Village Engineer the comments raised in his report dated December 21, 2022 and which are specifically set forth herein as conditions of approval as follows:

i. The bulk table and architectural elevations must be revised to show the building height as 18 ft.

ii. Notes 11, 13, and 15 on the Site Plan shall be completed.

iii. A road opening permit will be required for the installation of the gravity spur if it does not already exist (such permit does not have to be obtained prior to the signing of the site plan by the Planning Board Chairman, but must be obtained and properly closed before a Certificate of Occupancy is issued).

iv. The Rockland County Clerk recording information for the electric and emergency access easements to be filed in the Rockland County Clerk’s Office shall be added to the Site Plan.

v. The Applicant shall provide emergency vehicle movement diagrams to insure proper access and turning movements can be accommodated over the proposed easement to the Village Engineer.

d. The Site Plan shall be revised to include an entry in the revision note section to indicate the date that the plan is submitted for Planning Board signature. The description for the revision date note shall read “For PB Signature.”

CONDITIONS TO BE SATISFIED BEFORE THE ISSUANCE OF A BUILDING PERMIT

- 1) A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and all required permits obtained. (Rockland County Planning Comment)
- 2) Prior to the start of construction or grading, all soil and erosion control measures must be in place for the site. These measures must meet the latest edition (November 2016) of the New York State Standards for Urban Erosion and Sediment Control. (Rockland County Planning Comment)
- 3) Retaining walls that are over four (4) feet in vertical height shall be designed by a licensed New York State Professional Engineer and be in compliance with the NYS Fire Prevention and Building Code. Design plans shall be signed and sealed by the licensed NYS Professional Engineer. (Rockland County Planning Comment)

CONDITIONS TO BE SATISFIED BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

- a) The Applicant shall provide 2 copies of an as-built survey signed and sealed by a licensed surveyor.
- b) A Stormwater Maintenance Agreement in a form acceptable to the Village Engineer and the Board’s counsel shall be recorded in the office of the Rockland County Clerk and a copy of such agreement as recorded shall be filed with the Board. The Applicant shall pay all applicable recording fees.
- c) The Applicant shall install an Emergency Key Box or “Knox Box” at the access gate of 649 North Broadway.
- d) The proposed dwelling shall be fully sprinklered.
- e) The Applicant shall install the proposed yard hydrant as depicted on the site plan.

GENERAL OR ONGOING CONDITIONS

- a. The Applicant shall comply with the conditions and requirements set forth in the letter from the Architectural Review Board to the Planning Board submitted on this application, ABR hearing date September 7, 2022, which requires compliance with the architectural plans and finish schedule referenced in such letter.
- b. The Applicant shall comply with the conditions and requirements of the variance granted by the Zoning Board of Appeals by resolution dated October 11, 2022.

c. The Applicant shall comply with the requirements of the New York Uniform Fire Prevention and Building Code, all Village of Upper Nyack laws and ordinances, and all other applicable laws and regulations of any governmental entity or agency with jurisdiction over the Property or its use.

d. If the Applicant wishes to use the Property for short term rental purposes in the future, before any short term rental use of the Property may be made, the Applicant shall apply for and obtain all required permits (including a special use permit) from the Village of Upper Nyack and any other regulatory authority with jurisdiction over such use, if any. (Rockland County Planning Comment)

e. The Applicant shall maintain the Emergency Key Box or “Knox Box” at the access gate of 649 North Broadway to ensure that access is available to emergency personnel at all times and shall maintain the yard hydrant in a good and working condition.

f. This final site plan approval authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this resolution of approval and as delineated on the final site plan endorsed by the Planning Board Chairman. Any changes or modifications to such plan require amended site plan approval from the Planning Board.

g. Expiration of Approval. Except as otherwise provided in Village Zoning Law §10.4.1, this approval shall expire if it is not signed by the Planning Board Chairman within 90 days of the date hereof, if a building permit for the work proposed herein is not issued within 3 years of the date hereof, or if a Certificate of Occupancy or Certificate of Compliance has not been issued within 2 years of the date that the building permit is issued.

DATED: January 18, 2023

VOTE: Motion to Approve Resolution:

Second:

Vote:

Village of Upper Nyack Planning Board

William Pfaff, Chairman

EXHIBIT A

INFORMATION REVIEWED

SUBMISSION FOR JUNE 22, 2022 MEETING

1. Application Form
2. Property Deed
3. Previously proposed master site plan set, 645, 647 and 649 North Broadway and supporting documents
4. Architectural Plans- 647 North Broadway LLC, New Guest House, prepared by TM Rybak and Associates, P.C., dated 4-26-22 consisting of the following plans:
 - a. First and Second Floor Plans (A-1)
 - b. Guest House Elevations (A-2)
 - c. New Carport and Elevations and Property Fence (A-3)

SUBMISSION FOR JULY 20, 2022 MEETING

1. *Site Development Plan*, 647 No. Broadway, prepared by Jay A. Greenwell, PLS, LLC, dated 8-26-21, last revised 7-8-22
2. *Slope Category Map and Limit of Disturbance*, 647 No. Broadway, prepared by Jay A. Greenwell, PLS, LLC, dated 4-7-22
3. *Erosion Control Plan and Details*, 647 No. Broadway, prepared by Jay A. Greenwell, PLS, LLC, dated 4-7-22, last revised 7-7-22
4. Architectural Plans- 647 North Broadway LLC, New Guest House, prepared by TM Rybak and Associates, P.C., dated 4-26-22, last revised 7-20-22, consisting of the following plans:
 - a. Proposed First and Second Floor Plans (A-1)
 - b. Guest House Elevations (A-2)
 - c. Partial Site Plan and Site Sections (A-3)
 - d. New Carport and Elevations and Property Fence (A-4)

SUBMISSION FOR OCTOBER 19, 2022 MEETING

1. *Site Development Plan*, 647 No. Broadway, prepared by Civil Design Works LLC/Jay A. Greenwell, PLS, LLC, dated 8-26-21, last revised 9-22-22
2. *Slope Category Map and Limit of Disturbance*, 647 No. Broadway, prepared by Jay A. Greenwell, PLS, LLC, dated 4-7-22, last revised 9-22-22
3. Architectural Plans- 647 North Broadway LLC, New Guest House, prepared by TM Rybak and Associates, P.C., dated 4-26-22, last revised 10-11-22, consisting of the following plans:
 - a. Proposed First and Second Floor Plans (A-1)
 - b. Guest House Elevations (A-2)
 - c. Partial Site Plan and Site Sections (A-3)
 - d. New Carport and Elevations and Property Fence (A-4)

SUBMISSION FOR DECEMBER 21, 2022 MEETING

1. Letter from Tom Rybak, TM Rybak and Associates, P.C., to the Planning Board, dated December 12, 2022
2. *Drainage Analysis*, prepared for 647 North Broadway, Prepared by Civil Design Works, LLC, dated December 2022
3. *Site Development Plan*, 647 No. Broadway, prepared by Jay A. Greenwell, PLS, LLC, dated 8-26-21, last revised 12-2-22
4. *Slope Category Map and Limit of Disturbance*, 647 No. Broadway, prepared by Jay A. Greenwell, PLS, LLC, dated 4-7-22, last revised 12-2-22
5. *Erosion Control Plan, Tree Removal & Details*, prepared by Civil Design Works LLC/Jay A. Greenwell, PLS, LLC, dated 4-7-22, last revised 12-2-22
6. *Easement Map*, prepared by Jay A. Greenwell, PLS, LLC, dated 11-8-22, last revised 12-2-22
7. Architectural Plans- 647 North Broadway LLC, New Guest House, prepared by TM Rybak and Associates, P.C., dated 4-26-22, last revised 12-21-22, consisting of the following plans:
 - a. Proposed First and Second Floor Plans (A-1)
 - b. Guest House Elevations (A-2)
 - c. Partial Site Plan and Site Sections (A-3)
 - d. New Carport and Elevations and Property Fence (A-4)
 - e. Proposed Architectural Site Plan (A-5)
8. Walkway Sections and Details (S-201)

REVIEW OR AGENCY COMMENTS

Village Engineer Memoranda, dated June 22, 2022, July 20, 2022, October 19, 2022 and December 21, 2022

Referral Letter from Village of Upper Nyack Architectural Review Board, public hearing date September 7, 2022

Rockland County Planning Letter dated June 17, 2022

Rockland County Planning Letter dated August 30, 2022

Town of Clarkstown Letter dated June 8, 2022

Letter from Feerick Nugent MacCartney, PLLC to Planning Board on behalf of Nyack Joint Fire District, dated October 19, 2022