

2026 RELOCATION & HOME BUYER GUIDE

LIVING IN WEST NYACK

ROCKLAND COUNTY, NEW YORK

Homes • Schools • Commuting • Local Favorites

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LOCAL KNOWLEDGE. CONFIDENT MOVES.

YOUR WEST NYACK HEAD START

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SEARCH WEST NYACK HOMES

SCHEDULE A CONSULTATION



West Nyack residential example

Meet Jennifer

Straightforward guidance, thoughtful preparation and a real understanding of Rockland County.

I help buyers and sellers make confident moves throughout Rockland County, with a special focus on the communities I know best.

West Nyack stands out for its historic crossroads, varied homes and everyday connections to the wider county. My role is to help you understand not only the listings, but also how each location fits your everyday life.

For buyers relocating from outside the area, I can narrow the search before you arrive, preview homes, explain local housing patterns, coordinate trusted professionals and keep the New York purchase process organized through closing.

CREDENTIALS & SPECIALTIES

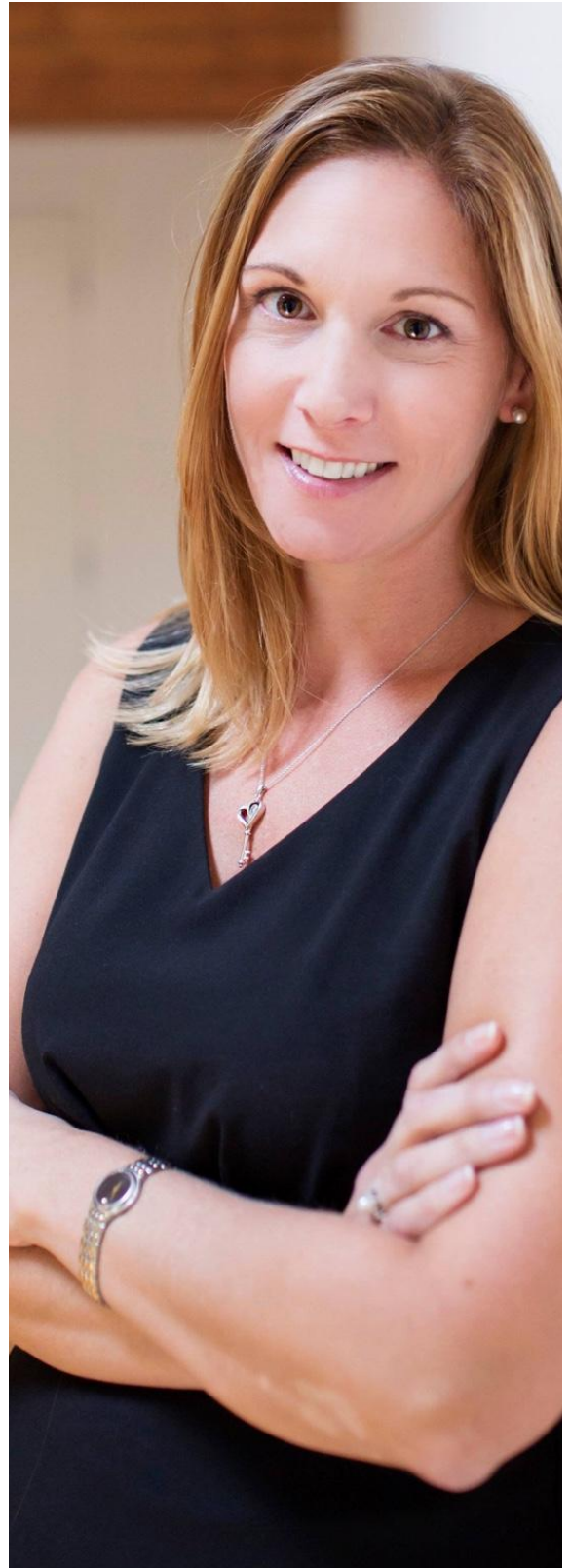
ROLE	NYS Licensed Associate Real Estate Broker
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BROKERAGE	R2M Realty, Inc.
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FOCUS	Relocation, local guidance, home preparation, buyer and seller representation
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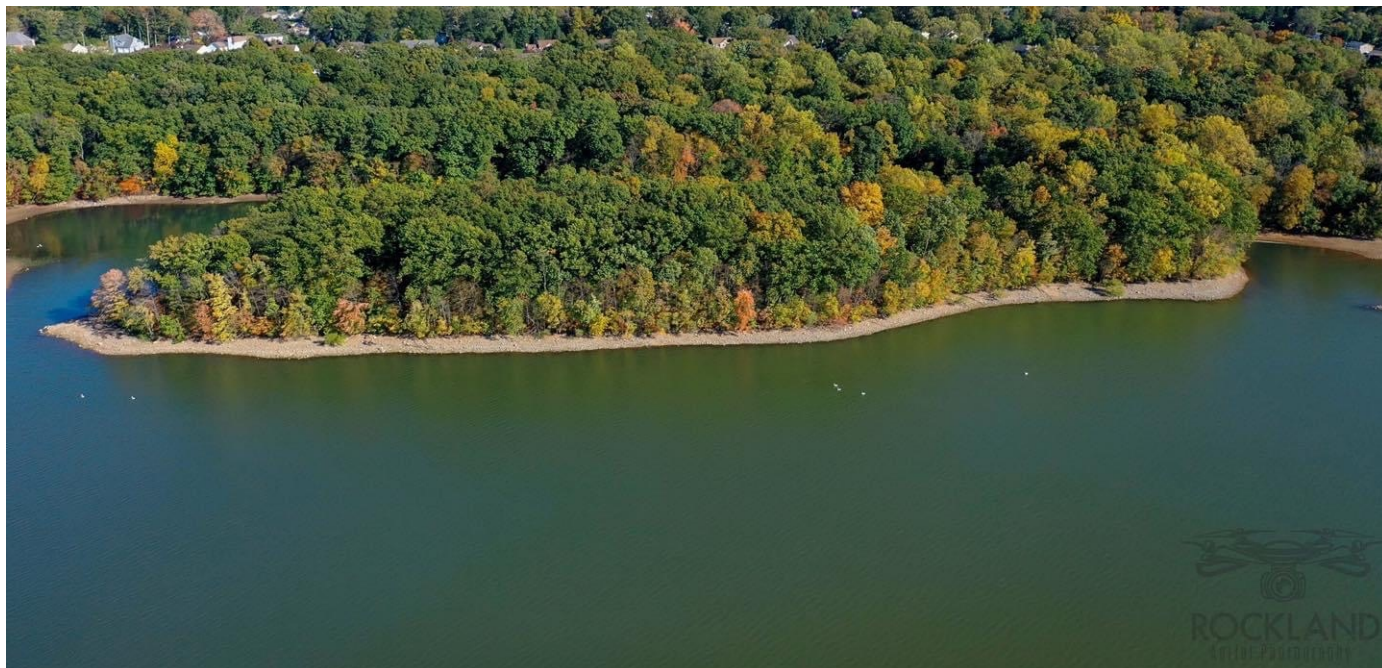
[CONTACT JENNIFER](#)

[VIEW CURRENT HOMES](#)



Welcome to West Nyack

Historic roots, established homes and a practical place to settle in.



Lake DeForest

Lake DeForest. Photo watermark: Rockland Drone Photography.

West Nyack is a hamlet in the Town of Clarkstown, Rockland County, New York. Its primary ZIP code is 10994. It is inland from Nyack and near Nanuet and Blauvelt.

Around Strawtown and West Nyack roads, local destinations meet historic hamlet character. Residential streets and major shopping and road connections add another side of local life.

1891

WEST NYACK NAME ADOPTED

10994

WEST NYACK ZIP CODE

Clarkstown

TOWN GOVERNMENT

Explore the [Town of Clarkstown](#), [West Nyack Free Library](#) and [Town history](#).

Why People Choose West Nyack



Places to gather and explore

A boardwalk at West Nyack Hamlet Green and Firefighter Memorial Park.

1

HAMLET CHARACTER

Historic crossroads and a distinct local identity.

3

CULTURAL CONNECTIONS

RoCA offers exhibitions, classes and cultural programs.

5

RECREATION NEARBY

Explore Germonds Park, county trails and current town programs.

2

HOMES WITH VARIETY

Compare ranches, capes, split-levels, colonials and expanded homes.

4

PRACTICAL SHOPPING

Palisades Center brings stores, dining and entertainment together.

6

REGIONAL ACCESS

Compare road, bus and nearby rail options for your routine.

The right fit depends on your priorities. Compare access to local destinations with the layout, yard and setting you want.

Homes & Neighborhood Feel

Compare layouts, lots and street settings using actual listings and property records.



COLONIAL: CONTINENTAL DRIVE



MID-CENTURY: GREEN ROAD



WHEELER PLACE EXTERIOR

HISTORIC HAMLET CENTER

Check sidewalks, crossings, road activity and access to local destinations.

ESTABLISHED RESIDENTIAL STREETS

Ranches, capes, splits and colonials vary in age, additions and condition.

EXPANDED OR CUSTOM HOMES

Confirm that additions and finished areas have the required approvals.

OUTDOOR LIVING

Look at lot grading, drainage, retaining walls, trees and ongoing upkeep.

CONDOS AND TOWNHOMES

If available in your search, review association finances, insurance, rules and assessments.

MAIN ROAD PROXIMITY

Visit during commute hours and compare road noise, driveway access and travel routes.

LOCAL BUYER CHECK: Review taxes, permits, occupancy records, drainage, flood mapping, major systems, school assignment and sewer or septic status. Photos show West Nyack residential examples. They do not represent current availability.

Clarkstown Schools

Confirm enrollment, grade placement and assignment directly with the district.

West Nyack Elementary School

ELEMENTARY

[Visit district school directory](#)

Strawtown Elementary School

ELEMENTARY

[Visit district school directory](#)

Felix Festa Middle School Campus

GRADES 6-8

[Visit district school directory](#)

Clarkstown High School South

GRADES 9-12

[Visit district school directory](#)

School assignment check

EXACT ADDRESS

[Contact the district](#)

Go beyond a single school rating

Read the New York State School Report Card, then explore the district's curriculum, student supports, extracurricular activities and family resources. Ask about the services and programs important to your student.

IMPORTANT

A West Nyack mailing address does not automatically guarantee a particular school or district. Boundaries can be irregular. Verify the district and assigned school for the exact property before relying on a listing, map or third-party school website.

[Clarkstown Central School District](#) • [New York State school data](#)

FROM WEST NYACK TO...

Commuting & Getting Around

Schedules, traffic and transfers change. Use live planning tools before every important trip.



Connections across the Hudson

Hudson Link and Bee-Line buses at Tarrytown station, connecting with Metro-North.

NEARBY RAIL

There is no active passenger station in West Nyack.
Compare nearby stations and routes across the river.

DRIVING

Routes 59 and 303 and the Thruway are key connections.
Test travel during your actual commute hours.

BUS CONNECTIONS

Hudson Link connects Rockland and Westchester with
Metro-North connections. Check current TOR local routes
too.

PARKING AND TRANSFERS

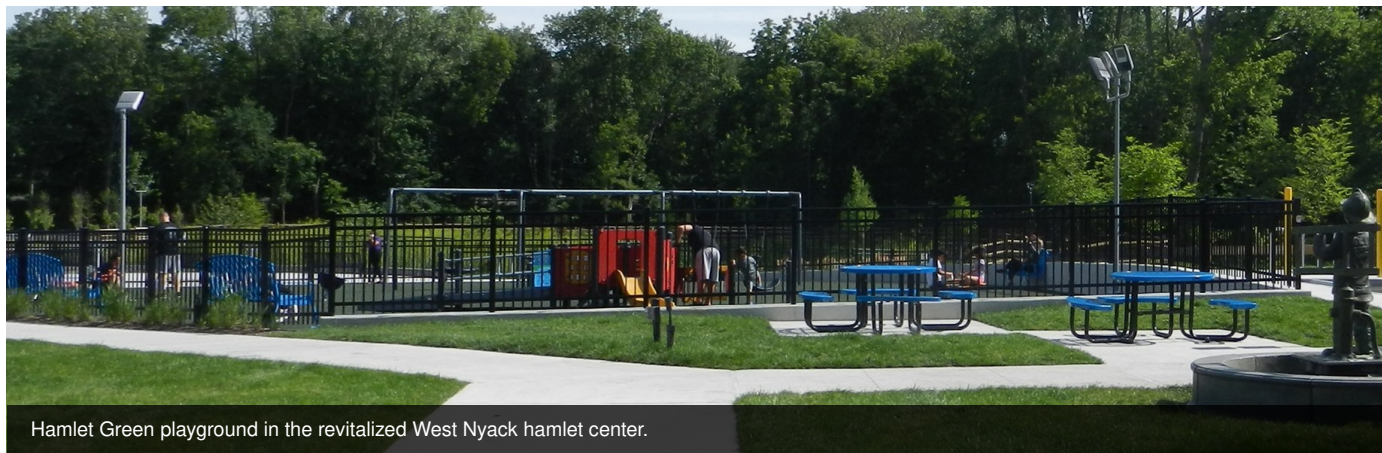
Rockland County lists Palisades Center commuter Lot J.
Confirm parking rules and your carrier's boarding stop.

LIVE LINKS: [Hudson Link](#) • [TOR](#) • [Regional options](#) • [Commuter Lot J](#)

Relocation tip: Test your commute at the same time and on the same weekday you expect to travel.

A few local starting points

Check current hours and reservation requirements before heading out.



Hamlet Green playground in the revitalized West Nyack hamlet center.

Downtown, park and playground

[Explore the revitalized hamlet center at West Nyack and Strawtown roads, with Hamlet Green, its playground and nearby shops. View the town project update.](#)

1840 Tavern

[Historic Clarksville Inn, 1 Strawtown Road](#)

Grub by Chef Waree

[Asian fusion, 719 West Nyack Road](#)

Gyuzo Japanese BBQ

[Japanese yakiniku dining in West Nyack](#)

Palisades Center dining

[Browse the current dining directory](#)

Palisades Center

[Stores, shopping and entertainment](#)

West Nyack Free Library

[Programs, books and local history](#)

Rockland Center for the Arts

[Exhibitions and classes](#)

Nearby community guides

[Explore Blauvelt, Pearl River, Piermont and Tappan](#)

Browse more local businesses through the [Palisades Center directory](#).

Parks, Recreation & Traditions



GERMONDS POOL



HAMLET GREEN WETLANDS

GERMONDS AND TOWN PARKS

Germonds has pools, ballfields and other recreation. Most Clarkstown park access is resident-restricted; check the official directory for exceptions and passes.

HAMLET GREEN AND PLAYGROUND

Explore the hamlet-center park, playground, memorial, gazebo and paths. Check town recreation for current programs.

COUNTY TRAILS NEARBY

Buttermilk Falls County Park is a nearby outdoor option. Review current access, trail conditions and rules before a visit.

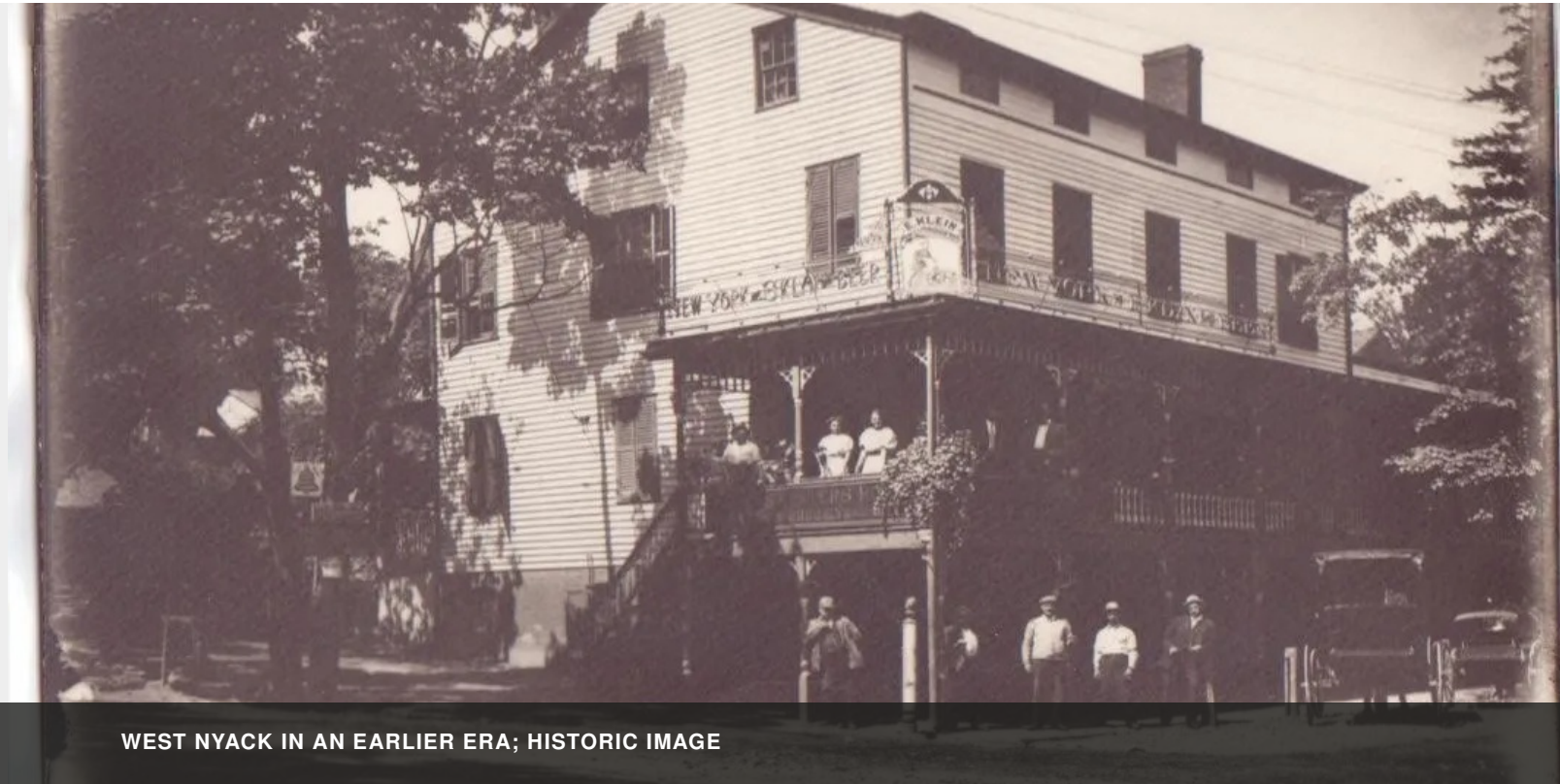
LIBRARY AND PROGRAMS

The West Nyack Free Library provides digital resources, reading materials and community programming.

Make time for a swim, a playground visit or a walk. Confirm park eligibility, seasonal pool passes and opening hours before visiting.

A Little West Nyack History

Explore the community's earlier names and historic crossroads.



WEST NYACK IN AN EARLIER ERA; HISTORIC IMAGE

CLARKSVILLE

An earlier community name recorded in Clarkstown's town history.

MONT MOOR

The earlier railroad station name became part of the hamlet's story.

1891

Clarkstown records that the hamlet adopted the name West Nyack.

CROSSROADS

The Clarksville Inn remains a local reference point at Strawtown and West Nyack roads.

COLLECTIONS

Town, library and local heritage resources offer historic photographs and records of the hamlet.

TODAY

Explore the old hamlet center and use the official history and local collections to put it in context.

Explore more through [Town history](#). Historic image supplied by Jennifer Sirkowa. Date and photographer unconfirmed.

Local Resources

Official sources for town services, schools, transit and community life. Each heading is a clickable link.

[Town services](#)

Permits, taxes, departments, public safety and notices.

[Town services and sanitation](#)

Pickup schedules, disposal locations and rules.

[Parks and recreation](#)

Program registration, facilities and seasonal brochures.

[West Nyack Free Library](#)

Cards, digital resources, programs and events.

[School district](#)

Registration, calendars, boundaries and contacts.

[Commuter Lot J](#)

Commuter and downtown parking regulations.

[County transportation](#)

Transport of Rockland, bus routes and park-and-ride.

[Assessor and tax bills](#)

Assessments, exemptions and tax bill lookup.

[Palisades Center directory](#)

Local businesses, events and announcements.

[Heritage of West Nyack](#)

Local history, sites and tours.

[FEMA flood maps](#)

Flood maps and village or town flood guidance.

[Rockland Center for the Arts](#)

Exhibitions, classes and cultural programming.

Utilities are property-specific. Before closing, ask for current electric, gas, water, sewer, fuel and internet providers, then confirm setup directly with each provider for the exact address.

Getting to know West Nyack

Practical answers for a focused home search.

Where is West Nyack, NY?

West Nyack is a hamlet in the Town of Clarkstown, Rockland County, New York. Its primary ZIP code is 10994. It is inland from the Hudson River, near Nyack, Nanuet and Blauvelt.

Is West Nyack the same as Nyack?

No. West Nyack is a Clarkstown hamlet. The Village of Nyack is a separate incorporated community nearer the Hudson River. A postal name alone does not establish municipal or school boundaries.

What is West Nyack known for?

Its historic hamlet center, Palisades Center, Rockland Center for the Arts and residential neighborhoods offer several different sides of local life. Clarkstown records that the West Nyack name was adopted in 1891.

What schools serve West Nyack?

Clarkstown Central School District serves much of West Nyack. The district lists West Nyack and Strawtown elementary schools, Felix Festa Middle School Campus and Clarkstown High School South among its schools. Confirm the district and assigned schools for the exact property address before relying on a listing.

How can I research West Nyack schools?

Review the district's programs and New York State School Report Cards, then contact the district about services, enrollment and transportation for a particular address.

Does West Nyack have a passenger train station?

West Nyack has no active passenger rail station. Compare nearby Nanuet rail service with travel across the bridge to Tarrytown and Metro-North. Check current schedules, transfers and parking before choosing a route.

Homes, costs & location

Practical answers for a focused home search.

How do people commute from West Nyack to New York City?

Options include bus connections, a trip across the Governor Mario M. Cuomo Bridge to Metro-North, nearby rail stations, or driving. Hudson Link connects Rockland and Westchester with Metro-North connections. Test the full door-to-door trip at your actual work hours.

Is West Nyack walkable?

The historic center around West Nyack and Strawtown roads groups several local destinations together. Many residential locations and shopping trips are easier by car. Walk the actual route and check sidewalks, crossings, slopes and lighting before deciding.

What types of homes are in West Nyack?

The local mix includes ranches, capes, split-levels, bi-levels, colonials and expanded or custom homes. Layout, lot size and condition vary considerably. Compare actual listings rather than expecting one consistent neighborhood style.

What is the median home sale price in West Nyack?

The median changes with the period measured and the number and mix of homes sold. Check the current market report for its dates and figures, then compare recent sales relevant to the specific property.

[View current West Nyack market report](#)

How much are property taxes in West Nyack?

Property taxes depend on the home's assessment, taxing districts and exemptions. Review the exact property's current town, county and school tax bills, and ask the assessor and your attorney how exemptions or changes may affect them.

What should I check in older or expanded homes?

Review permits and occupancy records, electrical and heating systems, oil tanks, drainage, additions and finished areas. Ask the town and your inspector about the specific home.

From research to a move

Practical answers for a focused home search.

What is there to do in West Nyack?

Explore local dining, the library, RoCA and the town's recreation calendar. Palisades Center offers another mix of activities. Check organizers for dates, hours and booking.

Where are parks and playgrounds near West Nyack?

Germonds Park is a key local recreation resource. Check resident eligibility and seasonal passes. Nearby Buttermilk Falls County Park offers a trail option.

Do West Nyack homes have flood risk?

Flood and drainage risk is property-specific. Review FEMA mapping, elevation certificates if available, past water intrusion, grading and insurance with your inspector, attorney, lender and insurer. Being outside a mapped high-risk zone does not rule out water issues.

Should I get a home inspection when buying in West Nyack?

I always strongly recommend at least a general home inspection. Depending on the property, discuss radon, sewer or septic, oil tank, chimney, drainage, retaining walls and other evaluations with your inspector and attorney.

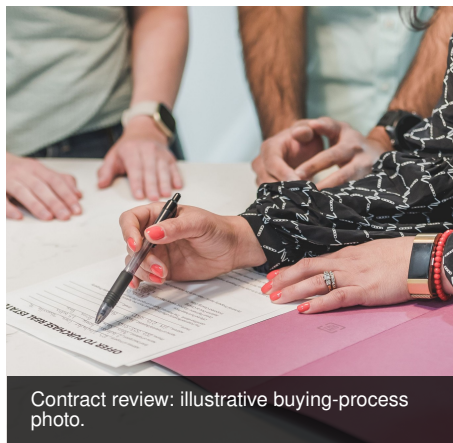
How can I begin a West Nyack home search?

Browse current homes with the link below, then contact me about budget, timing, layout, commute and property priorities. Verify listing details and school assignment for each home.

[View current West Nyack homes for sale](#)

Buying a Home in New York

Your attorney and lender will explain the obligations that apply to your specific purchase.



Contract review: illustrative buying-process photo.



Home inspection: illustrative photo.



Closing keys: illustrative photo.

1

FINANCING & CONSULTATION

Clarify budget, financing, representation, timeline and priorities. Have a pre-approval or proof of funds ready.

2

TOUR & COMPARE

Evaluate the home, location, taxes, district, commute and resale considerations.

3

OFFER & NEGOTIATION

Price is one term. Timing, financing, inspection, appraisal and contingencies matter too.

4

ATTORNEY REVIEW

Attorneys commonly prepare and negotiate the contract after an accepted offer. Until contracts are fully signed and delivered, the deal is generally not binding.

5

INSPECTIONS & DUE DILIGENCE

Review inspections, municipal records, title, survey and property-specific issues with the right professionals.

6

LOAN, APPRAISAL & TITLE

The lender processes the loan while attorneys and title professionals address the closing documents.

7

WALKTHROUGH & CLOSING

Confirm condition, sign documents and complete the transfer according to attorney instructions.

Buyer expenses may include inspections, appraisal, lender costs, attorney fees, title insurance, recording charges, prepaids and the down payment. Your official loan and closing documents control.



MORE THAN OPENING DOORS

Working With Jennifer

Relocating buyers need more than a list of homes. They need context, honest comparisons and someone who can keep the moving pieces from becoming overwhelming.

SEARCH STRATEGY

Priorities, tradeoffs and a focused search.

LOCAL ORIENTATION

Location, commute, housing and daily conveniences.

REMOTE SUPPORT

Previews, video tours and clear follow-up.

OFFER GUIDANCE

Terms shaped around the home and market.

DUE DILIGENCE

Organized questions for the right professionals.

CLOSING COORDINATION

Dates, documents, walkthrough and communication.

[SCHEDULE A CONSULTATION](#)

Your West Nyack Next Steps

Whether your move is next month or next year, a good plan starts with the right information.

SEARCH HOMES

Current West Nyack listings

HOME VALUE

What is my home worth?

LET'S TALK

Schedule a consultation

Before we tour

Have your lender pre-approval or proof of funds, ideal move date, must-haves, commute needs, school questions and deal-breakers ready. We will use them to turn a broad search into a smart short list.

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IMPORTANT INFORMATION

This guide is for general information and is not legal, tax, lending, engineering, environmental, insurance or inspection advice. Links, schedules, school assignments, business details, taxes, programs and market conditions can change. Verify property-specific facts with the appropriate authority and professional. Equal Housing Opportunity.

SOURCES & PHOTO CREDITS

Jennifer supplied the portrait, Germonds Pool and Wheeler Place photos; approved R2M branding reused. Lake DeForest and historic images also supplied by Jennifer; historic date and photographer unconfirmed. Other images credited below. Residential photos are examples, with no availability represented. Images cropped to fit.

[Hamlet Green project photography: H2M architects + engineers.](#)

[Transit: Marc A. Hermann / MTA; CC BY 2.0.](#)

[CC BY 2.0 license \(transit image\).](#)

[44 Continental Drive residential photo: Redfin / OneKey MLS.](#)

[107 Green Road residential photo: Redfin / OneKey MLS.](#)

[Buying process: RDNE Stock project \(contract and inspection\), Alena Darmel \(keys\), Pexels License.](#)

Research links include Clarkstown town history, assessor and parks; Clarkstown school district; NYSED; Rockland County transportation and parks; Hudson Link; FEMA; West Nyack Free Library; RoCA; and the linked business websites.. Research checked October 5, 2026.