

**Village of Upper Nyack  
Planning Board Meeting  
Wednesday, January 18, 2023, 7:30 pm**

**AGENDA**

**Approval of Minutes from December 21, 2022.**

**PUBLIC HEARINGS:**

- 1. James Boughton and Julie Mowatt, 19 Van Houten Street, County Map 60.18-01-22.**  
*Continuation from December 21, 2022.* Application for site plan approval for alterations to an existing two-story garage and the addition of a 4' x 10' deck on a property improved with an existing one-family residence in the Residence R-10 District and Hudson Riverfront Overlay District.
  
- 2. DeMan Motorsports 530 N. Highland Avenue, County Map No. 59.12-02-02.**  
Application for site plan approval for a Special Use Permit to allow its use as a motor vehicle service on a property located in the Office Business District.

**OTHER BUSINESS:**

**Resolution on 536 N. Highland LLC, 536 N. Highland Avenue  
Resolution on 647 North Broadway LLC, 647 North Broadway**

**ADJOURNED APPLICATIONS:**

**Adjourned applications will not be heard or reviewed at the January 18, 2023 meeting.**

**Vallex Herard, 514 N. Broadway, County Map No. 60.13-03-14  
*Adjourned to February 15, 2023***

Continuation from November 16, 2022. Application for site plan approval for interior and exterior renovations including kitchen primary bedroom and bathroom renovations; new stairs, windows, dormer and siding; new deck, fencing and pergola on property improved with an existing single-family residence located in the Residence R-20 District.

**Stuart and Jennifer Chaitin, 617 North Broadway, County Map No. 60.10-01-09.  
*Adjourned to February 15, 2023***

Continuation from December 21, 2022. Application for site plan approval for accessory structures (fencing, stone pillars and pool decking) on property improved with an existing single-family residence located in the Residence R-2 District and Hudson Riverfront Overlay District.