

**Village of Upper Nyack  
Planning Board Meeting  
Wednesday, November 15, 2023, 7:30 pm**

**AGENDA**

**Approval of Minutes from September 20, 2023.**

**PUBLIC HEARING:**

- 1. Gregory Fisher for NBroadway LLC and 603 North Broadway LLC, County Map 60.10-01-08 and 60.10-01-10.**  
*Continuation from July 26, 2023.* Application for site plan approval of lot line merger between the two subject adjacent lots; Lot 8 being vacant and Lot 10 having been improved with a single-family residence located in the Residence R-30 District with Hudson River Overlay.
- 2. James Bumgardner, 515 North Midland Avenue, County Map 60.13-03-01.01.**  
Application for ground mount solar installation on property improved with an existing single-family residence located in the Residence R-20 Zoning District.
- 3. John and Allison Rohlwing, 23 West End Road, County Map 60.17-03-04.**  
Application for site plan approval of replacement of front porch on property improved with an existing single-family residence located in the Residence R-10 Zoning District
- 4. Eric Carter, 503 North Broadway, County Map 60.14-01-06.**  
Application for site plan approval for reconstruction of seawall, install a fixed timber pier, gangway and floating dock on property improved with an existing single-family residence located in the Residence R-30 District with Hudson River Overlay.