

**Village of Upper Nyack
Planning Board Meeting
Wednesday, December 20, 2023, 7:30 pm**

AGENDA

Approval of Minutes from November 15, 2023.

- 1. Eric Carter, 503 N. Broadway, County Map 60.14.-01-06.**
Application for site plan approval to reconstruct a seawall and install a fixed timber pier, gangway and floating dock on property improved with an existing single-family residence located in the Residence R-30 Zoning District with Hudson River Overlay.

- 2. James Bumgardner and Louis Tharp, 515 N. Midland, County Map 60.13.-03-01.01.**
Application for site plan approval to install ground mounted solar panel array on property improved with an existing single-family residence located in the Residence R-20 Zoning District.

FOR RESOLUTION:

Gregory Fisher for NBroadway LLC and 603 North Broadway LLC, County Map 60.10-01-08 and 60.10-01-10.

Application for subdivision 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 Zoning District with Hudson River Overlay.

Pending Application for January 24, 2024 meeting:

John and Allison Rohlwing, 23 West End Road, County Map 60.17-03-04.

Continuation from November 15, 2023. 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