

**VILLAGE OF UPPER NYACK
PLANNING BOARD
NOTICE OF PUBLIC HEARING**

Notice is hereby given that a Public Hearing will be held on **Wednesday, December 20, 2023 at 7:30 pm at The Old Stone Meeting House, 347 North Broadway, Upper Nyack, NY** before the Upper Nyack Planning Board, to take such action as may come before said Board:

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.

A meeting agenda, plans, application materials, and other information will be posted on the Village's website -- <https://www.uppernyack-ny.us/> in advance of the meeting. Copies of the applications are available for public inspection in Village Hall during regular business hours, 9am-12 noon. Comments and questions can also be provided via email before the meeting to Janet Guerra, Board Secretary, at boardsecretary@uppernyack-ny.us.

Dated: December 13, 2023

William Pfaff, Chairman Planning Board