

VILLAGE OF UPPER NYACK
Zoning Board of Appeals
NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Zoning Board of Appeals on **September 12, 2023 at 7:30pm**, or as soon as practical thereafter, at the Old Stone Meeting House, 347 North Broadway, Upper Nyack, NY to take such action as may come before said Board:

NBroadway LLC and 603 North Broadway LLC, 603 and 611 North Broadway, County Map 60.10-01-08 and 60.10-01-10. Application for area variances from the requirements of Village of Upper Nyack Zoning Law §4.4.2, Row 4, Col. 3 (Lot Width)—minimum 100 ft required, 74.5 ft proposed-- and §4.4.2, Row 4, Col. 9 (Maximum Development Coverage)—maximum permitted 25%, 30% proposed. These variances are being sought in connection with an application for a lot merger between the two adjacent lots at County Map 60.10-01-08 (vacant land) and 60.10-01-10 (improved with a single-family residence). The subject lots are in the Residence R-30 District and the Hudson Riverfront Overlay District.

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-12noon.

Comments and questions can also be provided via email before the meeting to Janet Guerra, Board Secretary, at boardsecretary@uppernyack-ny.us.

Dated: September 5, 2023
Thomas Englert, Chairman Zoning Board of Appeals