

**Village of Nyack  
Planning Board  
Agenda  
July 7, 2025  
7:00pm**

- 1. 128 Main Street.** Pal & Frank Real Estate. Continuation of Site Plan application to construct three-story addition above existing one-story retail space to create ten 1-bedroom apartments.  
*ON AGENDA FOR ADJOURNMENT PURPOSES ONLY*
- 2. 80 South Broadway.** Continuation of Site Plan application for the demolition of existing gas station and construction of a new 4-story mixed-use building containing retail space on ground floor and 18 residential units on upper floors. Parking will be provided in cellar and in front of building.  
*ON AGENDA FOR ADJOURNMENT PURPOSES ONLY*
- 3. 160 North Midland Avenue.** Montefiore Nyack Hospital. Continuation of application for Generator installation and construction of passive flood barrier system and sidewalk replacement.
- 4. 55 Catherine Street.** Shaban Sinanaj. Continuation of application for subdivision for merger of two lots and the construction of a two-family dwelling.
- 5. Review of local Zoning Code changes for administrative purposes only.**