

**Village of Nyack  
Planning Board  
Agenda  
September 8, 2025  
7:00pm**

- 1. 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*
- 2. 292 North Midland Avenue.** Giuseppe Pagano. Site Plan application for the construction of a single-family home on Lot 2 of a new subdivision.
- 3. 294 North Midland Avenue.** Giuseppe Pagano. Site Plan application for the construction of a single-family home on Lot 1 of a new subdivision.
- 4. 45 Route 59.** Site Plan application to construct a steel commercial building to be used as a cabinet and counter-top storage facility and small showroom for the public.
- 5. 25 Ackerman Place.** Daniel Fenjves. Application to amend previously approved Site Plan with the following amendments: to permit the use of an accessory building on a vacant lot (a garage with an attached greenhouse); to permit continued use of an accessory building on a vacant lot (existing shed); to permit continued use of an accessory building on a vacant lot (owner added another shed without a permit).
- 6. 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.
- 7. 10 North Broadway.** Supreme Leafs LLC. Application for Special Permit for an adult-use retail recreational cannabis dispensary.
- 8. Review of local Zoning Code changes for administrative purposes only.**