

**Village of Nyack
Planning Board
Agenda
December 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 3-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.
- 2. 45 Route 59.** Continuation of 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.
ON AGENDA FOR ADJOURNMENT PURPOSES ONLY
- 3. 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).
ON AGENDA FOR ADJOURNMENT PURPOSES ONLY
- 4. 11 Fourth Avenue.** Shenley Vital. Continuation of Site Plan application to demolish a detached single-family dwelling for a two-lot subdivision and to develop a new detached two-family dwelling on each new lot.
ON AGENDA FOR ADJOURNMENT PURPOSES ONLY