

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE  
ONE SIX (6) MONTH EXTENSION MAY BE GRANTED PRIOR TO EXPIRATION DATE

APPLICATION FOR BUILDING / DEMOLITION PERMIT

VILLAGE OF NYACK  
9 North Broadway · Nyack, NY 10960  
Tel 845-358-4249 · Fax 845-358-0672 · Email: [buildingdepartment@nyack-ny.gov](mailto:buildingdepartment@nyack-ny.gov)

OFFICIAL USE ONLY

Land Use Board Review:

☐ ARB

☒ Planning

☒ ZBA

Permit No

Application Date:

9/18/20

Fee Paid

\$125/\$175/\$125

Receipt #:

14618/14619/4198

Inspector:

File #

Permit Granted For:

Permit Denied For:

\*Village Board, Planning Board, Zoning Board, Architectural Review Board decision date:

Property Location:

3 Waldron Ave Nyack NY 10960

Tax Map Designation:

Section

65.35

Block

1

Lot

5

Property Owner:

Daniel Barahona

Cell Phone:

(845) 659-3850

Address:

3 Waldron Ave, Nyack, NY 10960

Home Phone:

Email:

Suramerica0127@gmail.com

Work Phone:

Owner/Tenant:

Daniel Barahona

Cell Phone:

(845) 659-3850

Address:

25 Orchard St., Spring Valley, NY 10977

Work Phone:

Email:

Suramerica0127@gmail.com

Cell Phone:

Contact Person:

Phone:

Existing and / or proposed use of structure or land:

Residential Home

Project Description

Single family residential

Estimated Construction Value: \$

180,000.00

**Architect / Engineer:** Cristiana Scortea NYS Lic # 021595  
**Address:** 51 Ridge Ave, Spring Valley, NY 10977  
**Email:** cristiana.scortea@verizon.net **Phone:** 845 536-0625  
**Builder / General Contractor:** Sur America Construction RC Lic #   
**Address:** 25 Orchard St, Spring Valley, NY 10977  
**Email:** Suramerica0127@gmail.com **Phone:** 845 659-3850  
**Plumber:** All Existing RC Lic # 1H-10530A6  
**Address:**   
**Email:**  **Phone:**   
**Heat / Cooling:** All Existing RC Lic #   
**Address:**   
**Email:**  **Phone:**   
**Electrician:** Electrical Contractor RC Lic # 165  
**Address:**   
**Email:**  **Phone:** 845 659-5533

ZONING DISTRICT	BULK		
	Required	Existing	Proposed
Coverage	<u>N.A./TBD</u>		
Floor Area Ratio	<u>@0.5-5,040sf</u>	<u>@0.15-1,515sf</u>	<u>@0.15-1,515sf</u>
Lot Area	<u>7,500sf</u>	<u>10,080sf</u>	<u>10,080sf</u>
Lot Width	<u>60'</u>	<u>100' / 89.67'</u>	<u>100' / 89.67'</u>
Street Frontage	<u>60'</u>	<u>100'</u>	<u>100'</u>
Front Yard Setback	<u>15' / 25'</u>	<u>37.7'</u>	<u>37.7'</u>
Side Yard Setback	<u>0' / 5'</u>	<u>12.8' / 33.7'</u>	<u>12.8' / 33.7'</u>
Total Side Yard Setback	<u>0' / 5'</u>	<u>46.5'</u>	<u>46.5'</u>
Rear Yard Setback	<u>25'</u>	<u>24.3'</u>	<u>24.3'</u>
Building Height - Feet	<u>35'</u>	<u>23' to 30'</u>	<u>23' to 30'</u>
Building Height - Number of Stories	<u>2 sty</u>	<u>2 sty</u>	<u>2 sty</u>
Residential Density	<u>N.A./TBD</u>		

Site Plan Application is also being made to the ☒ Planning ☐ Architectural Review Board

**AFFIDAVIT**

State of New York)  
County of Rockland) SS:  
Village of Nyack

I, Daniel Barahona, being duly sworn, depose and say that I am the owner (lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that I (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his knowledge and belief, and that the work will be performed in the manner of set forth in the application and in the plans and specification filed therewith, and in accordance with State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy.

Signature and Mailing Address

Daniel Barahona  
25 Drehaurel St.  
Spring Valley, NY 10977.

SWORN to before me this

27<sup>th</sup>

day of August, 20 20.

Witness:

If not witnessed by Building Department personnel, Notary signature is required.

[Signature]

Notary Public

**APPLICATION INSTRUCTIONS**

(See additional requirements when applying to land use Board)

1. In making this application, submit the following:
  - a. One (1) copy of this form.
  - b. Two (2) set of building plans for an internal building permit (only needing for building inspectors approval only or Ten (10) for Planning or Nine (9) for ARB or Nine (9) for ZBA
  - c. Two (2) copies of the plot plans.
  - d. Copy of Rockland County licenses. (For each trade)
  - e. Certificate of Liability, Certificate of Workman's Compensation, and Disability Benefits Insurance or Owner's affidavit.  
(For each trade)
2. Plot plans drawn to scale, shall show area, dimension, and location of lot; size and exact location of proposed structures, additions or alterations; all existing structures, all existing structures on lot; streets, curbs, sidewalks, parking spaces driveway; yards and setback; and such other information as may be necessary.
3. Building Plans drawn to scale shall show structural details, floor plans, elevation, plumbing, electrical, heating and ventilation details.
4. The N.Y.S. Department of Education Law states that a building permit may not be issued for any commercial structure or for a residence containing more than 1500 square feet of habitable space unless the building plans are prepared and signed by a New York State licensed engineer or registered architect.
5. No building permit of Certificate of Occupancy shall be issued by the Building Inspector unless all provisions of the Village of Nyack Zoning Code and the New York State Uniform Fire Prevention and Building Code are in compliance
6. Fees are based on cost of construction. (This office reserves the right to adjust any fee prior to issuing the Certificate of Occupancy if it is shown that the original fee was not sufficient to cover the actual cost.) Bills, invoices and other documentation must be submitted to substantiate both the Estimated Cost of Construction, as well as the Actual Cost of Construction.
7. Mandatory inspections are required for issuance of Certificate of Occupancy.
8. Underground utilities are required by the Zoning Code.
9. It shall be unlawful to use or permit the use of any building or premises or part thereof, hereafter created, erected, changed, converted or enlarged wholly or partly, in its use or structure, until a Certificate of Occupancy shall have been issued
10. This office reserves the right to require that the affidavit of compliance on the application for a Certificate of Occupancy be submitted and signed by the architect or engineer of record.
11. The building permit expires two years from the date of issuance. One six (6) month extension may be granted prior to be expiration date of the building permit (Renewal of all expired building permits requires a new application and fee.)

Date: 09-02-2020

To: Nyack Zoning Board, Attn.: Board Chair Steven Knowlton  
Nyack Planning Board, Attn.: Board Chair Peter Close  
9 North Broadway, Nyack, NY 10960

Re: Property of Daniel Barahona at  
3 Waldron Ave., Nyack, NY 10960

Dear Board Members,

On behalf of the property owner, Daniel Barahona, and at his request, I, Cristiana Scorteia, am asking you to approve a change of use for the above property.

At the time of purchase, early 2019, the property was a non-conforming residential use in a CC zone and has been subject to a massive destructive fire, where unfortunately, someone lost their life. The property was unoccupied for over one year, and was reverted back to a commercial use.

Daniel purchased it, hoping to renovate it and establish it as a Deli business. Just about when all variances and permits were ready for him to start work, the Covid-19 pandemic hit and every activity was shut down, leaving him in a development limbo.


As he is personally facing great financial hardship and in view of current retail business prospects, with closures, empty stores with boarded storefronts and great limitations in usage, it has become obvious he will not be able to open and run a successful, competitive small business, at this time or in the near future.

However, he can alleviate the loss he encountered with this property, by renovating it and using it as his residence, if you will approve it's reversal to a non-conforming residential use.

We are thanking you in advance for your attention and consideration of this request.

  
Cristiana Scorteia, RA

51 Ridge Avenue, Spring Valley, NY 10977

  
Daniel Barahona, Owner

T: 845-536-0625 F: 845-356-4518 E: cristiana.scorteia@verizon.net