



# Village Of Nyack

Incorporated February 27, 1883

Asst Building Inspectors  
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MANNY A. CARMONA  
Chief Building Inspector

FORM REVISED: 11/01/2023

## SIGN PERMIT APPLICATION

Sign Type: ☐ Awning ☐ Directional ☐ Flag ☒ Freestanding ☐ Gas Station  
☐ Projecting ☐ Temporary ☐ Wall ☐ Window  
☒ Erection ☐ Moving ☐ Enlargement ☐ Reconstruction ☐ Redesign

Project Street Address: 67 S BROADWAY NYACK

Application Date: 4/16/25

Business Suite #        Floor Level:       

Tax Map Designation: Section 66.46 Block 1 Lot 6

Property Classification: RELIGIOUS

Proposed Use of Space: CHURCH

Number of Businesses in the Building: 1

Number of Signs on the Building: 1

Project Location: On the EAST side of S BROADWAY approximately, 0 feet NORTH  
from the intersection of HUDSON and S BROADWAY in the Village of Nyack.

Acreage of Parcel 0.11

Zoning District: DMU - 1

Project Description: (please attach a narrative summary). Removing an existing non-confirming freestanding sign and erecting a new freestanding sign.

	NAME/ADDRESS	CONTACT INFORMATION	PHONE #/ E-MAIL	LICENSE #
Applicant	<u>Sign Co.</u>			
Property Owner	<u>NYACK BIBLE THRU THE AGES CHURCH</u>		<u>845-893-6412</u>	
Tenant	<u>67 S BROADWAY NYACK NY 10960</u>		<u>KATH.STAROS@KBSLLC.NY.COM</u>	
Sign Company	<u>99 SIGNS</u>		<u>845-304-4199</u>	<u>25-04</u>
Sign Installer	<u>376 ROUTE 59 NYACK NY</u>		<u>GREYCHASIGNS.COM</u>	
Architect				
Electrician				

## APPLICATION REFERRAL, REVIEW AND STAFF REPORT

**§ 360-5.4B(6) Outstanding municipal violations.** Applications for review and approval of any project shall not be deemed complete while there are outstanding municipal violations the application is complete and ready for review.

☒ **Complete** \_\_\_\_\_ ☐ **Incomplete** \_\_\_\_\_

☒ **(1)** If the application is determined to be complete, the applicant will be notified of the additional number of copies required to be submitted for the application to then be processed according to the procedures set forth in this code. An application will be considered complete if it is submitted in the required form, includes all required information and supporting materials, and is accompanied by the applicable fee. The determination of completeness shall not be based upon the perceived merits of the sign proposal.

☐ **(2)** If an application is determined to be incomplete, the Chief Building Inspector shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future resubmittal. The inclusion of false information in an application is grounds for determination that the application is incomplete.

**§ 360-5.1 ARB Decision-making body pursuant to Table 5-1 Sign Permit: Summary of Decision-making Authority in accordance with § 360-5.13.**

**§ 360-5.13C(3)** The ARB shall approve, approve with modifications or disapprove the application within 60 days of receipt of the complete application, except where a sign application is part of a site plan or special permit application, in which case the sign shall be reviewed as part of that application. As part of a site plan or special permit application, the decision-making body shall refer the application to the ARB for a recommendation on the application.

**Referral Board:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ARB Recommendation:** ☐ **Approved** ☐ **Disapproved** ☐ **Condition(s)** **Date:** \_\_\_\_\_

**§ 360-5.13C(6)** The Building Inspector shall issue a sign permit within **five calendar days** of receipt of the ARB's decision, subject to delivery to the Building Inspector of an insurance certificate, in a form and amount acceptable to the Building Inspector, naming the Village as an additional insured under the permit owner's comprehensive general liability coverage. Such certificate shall provide that the insurance cannot be canceled without 30 days' prior notice to the Village of Nyack Chief Building Inspector. The permit shall be conditioned upon the permit owner keeping such insurance in effect.

☐ **Permit Issued:** \_\_\_\_\_ ☐ **Insurance Provided:** \_\_\_\_\_

**§ 360-5.13D Criteria.** In reviewing a sign permit application, the ARB shall take into consideration the purpose and intent of this section and all relevant standards of this chapter, including the sign standards of **§ 360-4.11**, as well as strength of illumination of the sign and whether its design, materials and placement are appropriate for the building on which it will be located and compatible with nearby buildings and structures. For properties designated as a landmark or located within a designated historic district, the application must also meet the standards applicable to a certificate of appropriateness.

**§ 360-4.11B(1)** No exterior or interior sign, advertising display or structure, poster or device shall be erected, moved to another portion of the building, enlarged or reconstructed or relettered or redesigned without the owner first having obtained and paid for and having in force a permit therefore from the Architectural Review Board (ARB).

**§ 360-4.11C Restrictions.**

No signs other than signs placed by agencies of the government shall be erected on any public property or public right-of-way unless consent is first obtained from the Village Board of Trustees (VBT).

**Date of VBT Approval** N/A

No sign shall be placed on any private property without the consent of the owner thereof.

No sign shall be placed or painted on any tree or rock.

No sign shall be placed on any utility pole except for utility identification or similar purposes.

☒ **Compliant**

☐ **Not compliant**

Signs shall be placed so as not to obliterate, conceal or destroy architectural and decorative trim.

☒ **Compliant**

☐ **Not compliant**

All signs shall be of good quality materials.

☐ **Compliant**

☐ **Not compliant**

The size and content of the sign shall be the minimum essential for legibility and for the provision of information to patrons seeking the particular use described on such sign.

☐ **Compliant**

☐ **Not compliant**

Signs must be placed so that they are integrated with design elements of the building(s) on the lot on which they are placed.

☐ **Compliant**

☐ **Not compliant**

**§ 360-4.11D Permitted signs in residential districts.**

☐ In the **SFR, TFR and MFR District**, provided that they are accessory to a principal use on the premises:

(1) One nonilluminated nameplate or professional sign with an area of not over two square feet.

☐ **Compliant**

☐ **Not compliant**

(2) One temporary nonilluminated sign advertising the sale or rental of the premises on which such sign is situated, with an area of not over four-square feet. The signs are not permitted to obscure view lines from roads or project on to sidewalks.

☐ **Compliant**

☐ **Not compliant**

(3) One indirectly illuminated bulletin board or other announcement sign for civic, educational or religious institutions, with an area of not over 12 square feet.

☐ **Compliant**

☐ **Not compliant**

**§ 360-4.11E Permitted signs in nonresidential districts.**

☒ In the **DMU-1, DMU-2, RMU, OMU and WF Districts**, the sign area for all signs on the property, in square feet, shall not be greater than two times  $\frac{2}{3}$  the width, in feet, of the storefront of the front facade of the commercial establishment to which the sign refers.

Existing Sign(s) 24 sq. ft. Proposed Sign(s) 29.1 sq. ft.

Total Signs 24 sq. ft. Permitted Sign(s) 40 sq. ft.

30 + 3 x 2 = 20 x 2 = 40 sign(s) sq. ft. ☐ **Compliant** ☐ **Not compliant**  
Facade width

☐ In the **CC, M and H Districts**, the maximum sign area shall be 10% of the total surface area of the building's front facade upon which it is faced or 80 square feet, whichever is lesser. The total area of signage for all businesses or tenants in a building shall not exceed the area of signage that would be allowed if there were a single tenant.

Existing Sign(s) \_\_\_\_\_ sq. ft. Proposed Sign(s) \_\_\_\_\_ sq. ft.

Total Signs \_\_\_\_\_ % \_\_\_\_\_ sq. ft. Front Façade \_\_\_\_\_ sq. ft.

☐ **Compliant**

☐ **Not compliant**

The following signs are permitted in the **DMU-1, DMU-2, RMU, OMU, CC, WF, M and H Districts**, provided that they are accessory to a principal use on the premises:



☐ **(1) Wall Sign – flat and projecting:**

- ☐ ~~(a)~~ one flat wall sign may be erected parallel to the face of the building. In addition,
- ☐ **(b)** one projecting wall sign may be erected perpendicular to the building or street. The following limitations shall apply:

**[1]** The sign may protrude up to 42 inches from the plane of the building but not closer than two feet to the curbline.

Protruding \_\_\_\_\_ inches From curbline \_\_\_\_\_ ft. ☐ **Compliant** ☐ **Not compliant**

**[2]** The bracket(s) supporting the sign shall be no more than four feet in length on a side.

Bracket(s) \_\_\_\_\_ ft. ☐ **Compliant** ☐ **Not compliant**

**[3]** ☐ **CC**, ☐ **M** and ☐ **H Districts**, the bottom of the sign or the protruding portion of the bottom bracket shall be **at least 10 feet** above the sidewalk.

☐ **DMU-1** ☐ **DMU-2** ☐ **RMU** ☐ **OMU** ☐ **WF Districts**, **at least eight feet** above the sidewalk or ground

Height above sidewalk \_\_\_\_\_ ft. ☐ **Compliant** ☐ **Not compliant**

**[4]** The size of the sign shall not exceed 15 square feet per face. Only two faces are permitted.

Sign \_\_\_\_\_ sq. ft./face ☐ **Compliant** ☐ **Not compliant**

**(c)** ☐ **DMU-1** ☐ **DMU-2** ☐ **RMU** ☐ **OMU** ☐ **WF Districts**, signage shall be designed so that it is visible and informative at the pedestrian scale. The following design standards shall apply:

**[1]** Street-oriented signs shall be limited to fascia bands above the store window, on the vertical fascia of an awning or on the window of the store.

☐ **Compliant** ☐ **Not compliant**

**[2]** Signage design shall be carefully integrated with other design elements.

☐ **Compliant** ☐ **Not compliant**

**[3]** All signs shall be stationary and contain no visible or moving parts.

☐ **Compliant** ☐ **Not compliant**

**[4]** If a sign is illuminated, the source of illumination must be shielded from streets, walkways and adjoining properties. External illumination such as gooseneck lamps, simple horizontal

strip lighting or concealed spotlights shall be utilized. The lighting fixtures shall be placed so as to not negatively impact of the composition of the facade or damage building materials.

**Illuminated** ☐ Yes ☐ NO ☐ Compliant ☐ Not compliant

**[5]** Flat wall signs shall not project less than 1/2 inch or more than three inches beyond the rest of the wall. Any illuminating devices shall project no more than 42 inches beyond the rest of the wall or any distance above the building.

**Sign** \_\_\_\_\_ inch(es) **Illumination** \_\_\_\_\_ inches ☐ Compliant ☐ Not compliant

**[6]** Prohibited items shall include product advertisement outside of any retail space, signs mounted above the eave line of any structure and internally illuminated signage.

☐ Compliant

☐ Not compliant

**[7]** Sign copy shall be limited to the name of the business, product sold or service provided by and logo of the principal use of the premises. Telephone numbers or website addresses shall only be allowed on permanent interior signs on ground floor level windows and doors and upper floor windows (limited to a sign for a different business than is located on first story). The maximum height of letters for telephone numbers and website addresses shall be five inches on ground floor store windows and doors and three inches on upper floor windows.

**Letters Size** \_\_\_\_\_ inches **Floor level** \_\_\_\_\_ ☐ Compliant ☐ Not compliant

☐ N/A

☐ **(d) Signage in the CC, M and H Districts** shall be designed so that it is visible and informative at both the automobile and the pedestrian scale. The following design standards shall apply:

**[1]** Internal illumination is allowed.

**Illuminated** ☐ Yes ☐ NO

☐ **[2] Flat wall signs:**

Excluding external illuminating devices, sign shall not project more than 12 inches. Any external illuminating devices shall project no more than 42 inches beyond the rest of the wall or any distance above the building.

**Projections: Sign** \_\_\_\_\_ inches **Illumination** \_\_\_\_\_ inches

☐ Compliant

☐ Not compliant

[3] Projecting wall signs shall be at least 10 feet above the sidewalk or pavement immediately beneath the sign.

Height above sidewalk \_\_\_\_\_ ft.

☐ Compliant

☐ Not compliant

(e) Such sign or signs shall be placed so as not to obliterate, conceal or destroy architectural and decorative trim and cornices immediately above first-floor storefronts or on above stories, including at parapets and rooflines, or signs of adjacent buildings or views.

☐ Compliant

☐ Not compliant

(f) The mountings and installation hardware must be installed in such a way that it does not damage the materials of the building and all practical measure must be taken to conceal the hardware.

☐ Compliant

☐ Not compliant

(g) Signs that do not comply shall be removed no later than 24 months after this chapter is enacted.

☒ E(2) Freestanding signs:

(a) In the DMU-1, DMU-2, RMU, OMU, WF and H Districts, where the building is set back from the front lot line a distance of 25 feet or more, not more than one freestanding sign consisting of either a pole sign or a monument sign, with an area of not more than 20 square feet per face, may be erected not nearer than six feet to any building.

Front lot line setback 0 ft. ☒ Pole ☐ Monument Sign 14.1 sq. ft./face

Sign distance from Bldg. 10 ft.

☐ Compliant

☒ Not compliant

ZBA Approved: 7/28/2025

No such freestanding signs shall encroach on any required yard, except in a motor vehicle service station, and not more than one standard sign may be erected in a required yard for purposes of identification.

☐ Compliant

☒ Not compliant

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The maximum height of a pole sign shall be 15 feet and the maximum height of a monument sign shall be four feet, measured to the topmost portion of the sign above grade. Any building availing itself of a freestanding sign may not erect a perpendicular sign as provided in § 360-4.11E(1)(b).

Sign height: ☒ Pole 6.2 ft. ☐ Monument \_\_\_\_\_ ft.

☒ Compliant

☐ Not compliant

(b) ☐ In the CC District, a maximum of one freestanding sign per property consisting of either a pole sign or a monument sign shall be permitted. The maximum sign area shall be 60 square feet per face. A pole sign shall be set back a minimum of 15 feet from a property line except that it shall be back a minimum of 50 feet from any residential use or zone boundary. A monument sign shall be set back a minimum of five feet from any property line.

☐ Pole ☐ Monument Sign \_\_\_\_\_ sq. ft./face Property lot line setback \_\_\_\_\_ ft.

Setback from residential use or zone boundary \_\_\_\_\_ ft.

☐ Compliant ☐ Not compliant

The maximum height of a pole sign shall be 25 feet and the maximum height of a monument sign shall be six feet, measured to the topmost portion of the sign above grade. Any building availing itself of a freestanding sign may not erect a perpendicular sign as provided in § 360-4.11E(1)(b).

Sign height: ☐ Pole \_\_\_\_ ft. ☐ Monument \_\_\_\_ ft. ☐ Compliant ☐ Not compliant

(c) ☐ In the M and H Districts, a maximum of one monument sign shall be permitted. The maximum sign area shall be 60 square feet per face. The sign shall be set back a minimum of five feet from any property line.

Sign \_\_\_\_\_ sq. ft./face Lot line setback \_\_\_\_\_ ft. ☐ Compliant ☐ Not compliant

The maximum sign height shall be six feet, measured to the topmost portion of the sign above grade. Any building availing itself of a freestanding sign may not erect a perpendicular sign as provided in § 360-4.11E(1)(b).

Sign height: \_\_\_\_ ft. ☐ Compliant ☐ Not compliant

(d) Sign copy shall be limited to the name of the business, product sold or service provided by and logo of the principal use of the premises.

☐ Compliant ☐ Not compliant

(3) ☐ Directional signs:

Directional signs necessary for proper traffic flow and safety. All directional signs shall be subject to approval by the Architectural Review Board, which shall have discretion over the placement and number of signs permitted on the premises, bearing in mind the Village's stated policy favoring reduction in the number of distracting signs. The area of each such sign shall not exceed two square feet.

N

Number of signs \_\_\_\_\_ Sign \_\_\_\_\_ sq. ft./each ☐ Compliant ☐ Not compliant



**Signs that do not comply shall be removed no later than 24 months after this chapter is enacted.**

**(4) ☐ Marquees:**

A marquee for a theater or public building shall be permitted.

**(5) ☐ Gas station signs:**

Gas stations shall be allowed two signs on a freestanding pole with gas pricing information only allowed on the second sign. The area of signage of the price sign may be 22 square feet per face to accommodate the pricing information.

Number of signs \_\_\_\_ Price sign \_\_\_\_ sq. ft./face ☐ Compliant ☐ Not compliant

**All other requirements of Subsection E(2) shall apply: (provide district requirements)**

**Signs that do not comply shall be removed no later than 24 months after this chapter is enacted.**

**(6) ☐ Flag signs:**

(a) Flag sign is an advertising sign printed on a fabric flag of non-shiny material and flown from a pole that has a maximum length of six feet and is attached to a building at a minimum height of six feet if the flag is attached to a pole mounted to a building at an angle from horizontal of 45° or greater ☐ Compliant ☐ Not compliant

**Pole: Length \_\_\_\_ ft. Height on Bldg. \_\_\_\_ ft. Angle \_\_\_\_°**

or 10 feet if the flag is attached to a pole mounted to a building at an angle from horizontal of less than 45°, where the flag has the maximum size of 15 square feet, and is no higher on the building than 12 feet, and is not closer than three feet to the curbline.

**Pole: Length \_\_\_\_ ft. Height on Bldg. \_\_\_\_ ft. Angle \_\_\_\_°**

**Flag size \_\_\_\_ sq. ft. From curbline \_\_\_\_ ft. ☐ Compliant ☐ Not compliant**

The flag sign shall not have product advertising, but can have the name and/or logo of the business or advertise that the business is "Open," "Closed," or "Sale." Only two faces are permitted.

**Type of advertisement \_\_\_\_\_ ☐ Compliant ☐ Not compliant**

One flag sign is permitted for each public entrance of a building, with a maximum of one flag sign per business, and shall only be displayed when the business is open. This does not apply to any official national, state or international flag.

☐ Compliant

☐ Not compliant

(b) A flag sign is permitted in addition to other signs, provided that no specific product advertising is displayed, its design is integrated with other design elements of the building and its signs and it does not damage or hide significant architectural features.

☐ Compliant

☐ Not compliant

(c) Signs that do not comply shall be removed no later than 24 months after this chapter is enacted.

(7) ☐ Awning signs:

A sign may not be suspended from or attached to an awning. Signs may be painted on or made a part of an awning. Such signs painted on an awning shall be computed in the allowable sign area, except for painted signs on awning valances solely identifying the store name with a letter size not exceeding six inches in height.

Sign Area \_\_\_\_\_ sq. ft. Valance letter size \_\_\_\_\_ inches ☐ Compliant ☐ Not compliant

(8) ☐ Permanent interior signs on ground floor level:

Permanent interior signs include any sign of any material painted on or placed or hung within 24 inches from the inside window glass or door glass of any building, including all neon, LED, light borders, electronic and similar signs, including words, logos, product signs, border tubing, permanent sculptures or frames.

Location \_\_\_\_\_ inches Type of sign \_\_\_\_\_ ☐ Compliant ☐ Not compliant

(a) In no instance may a permanent and temporary interior sign cover more than 15% of the aggregate storefront window area or 36 square feet.

Coverage \_\_\_\_\_ % \_\_\_\_\_ sq. ft. ☐ Compliant ☐ Not compliant

Interior permanent signs that fail to comply with all provisions of this section shall be removed no later than 24 months after this chapter is enacted.

(9) ☐ Permanent interior signs on upper floor windows:

Permanent interior signs include any sign of any material painted on or placed or hung within 24 inches from the inside window glass or door glass of any building, including all neon, LED, electronic, light borders and similar signs including words, logos, product signs, border tubing, permanent sculptures or frames.

Location \_\_\_\_\_ inches Type of sign \_\_\_\_\_ ☐ Compliant ☐ Not compliant

Such interior signs on upper floor windows may not cover more than 20% of the window area. The height of letters for telephone numbers and web addresses is limited to three inches.

Coverage \_\_\_\_\_ %      Letters Size \_\_\_\_\_ inches      ☐ Compliant      ☐ Not compliant

Signs that do not comply shall be removed no later than 24 months after this chapter is enacted.

**(10) ☐ Temporary signs:**

Temporary signs, which are paper, cardboard and other similarly impermanent material signs.

Temporary interior signs are located within 24 inches of the storefront's glass windows and doors and include open, closed, and sale signs, menus, lists of products and services, are allowed and do not need permits when together they do not exceed four square feet.

Sign \_\_\_\_\_ sq. ft.      Location \_\_\_\_\_ inches      ☐ Compliant      ☐ Not compliant

Temporary and permanent signs together cannot cover more than 15% of the ground floor window area or 36 square feet; or 20% of upper floor window area.

Coverage \_\_\_\_\_ %      \_\_\_\_\_ sq. ft.      Floor level \_\_\_\_\_      ☐ Compliant      ☐ Not compliant

(a) Temporary signs are allowed for up to 30 days without a sign permit. This includes signs for which an application for a permanent sign has been submitted.

Date installed: \_\_\_\_\_      Removal Date \_\_\_\_\_

(b) A maximum of two temporary interior signs which do not need permits are allowed along with the exceptions below:

Number of signs \_\_\_\_\_      ☐ Compliant      ☐ Not compliant

(c) Temporary signs shall not overlap, cover or obscure permanent signs.

☐ Compliant      ☐ Not compliant

**(d) ☐ Contractor signs:**

One contractor sign per frontage, with a maximum size of four-square feet per side, with a maximum of two sides, shall be permitted, provided that such signs are located at ground floor level and shall be erected no more than five days prior to the beginning of construction for which a valid permit has been issued and shall be removed within five days after completion of the project or expiration of the permit, whichever comes first. The sign must

include the proper name of the contractor and must list the telephone number of the contractor and of the Building Inspector for complaints.

Sign \_\_\_\_\_ sq. ft. Location \_\_\_\_\_ Date Installed \_\_\_\_\_  
Permit # \_\_\_\_\_ Date Permit issued \_\_\_\_\_ Date Permit expires \_\_\_\_\_

(e) A temporary sign announcing the anticipated occupancy of a site or building may be permitted for a period not to exceed three months without the Chief Building Inspector's approval.

Date installed: \_\_\_\_\_ Removal Date: \_\_\_\_\_

Such sign shall not exceed 24 square feet if it is affixed to a building or wall and not more than 40% of the window area if an interior sign.

Sign \_\_\_\_\_ sq. ft. Location \_\_\_\_\_ Coverage \_\_\_\_\_%

(f) ☒ **Special event, holiday signs and announcement signs:**

May be permitted in DMU-1, DMU-2, RMU, OMU, CC, WF and H Districts without the Chief Building Inspector's approval. These signs may be placed in the window only and may not cover more than 15% of the window area together with other signs. These signs may be put in place four weeks prior to the event and shall be removed within one week of the event.

Coverage \_\_\_\_\_% Date installed: \_\_\_\_\_ Removal Date \_\_\_\_\_

~~NOT~~ compliant + ZBA Approved: 7/28/2025

(g) ☐ **Real estate sale or rental signs:**

May be permitted as long as the size of such signs does not exceed a maximum of six square feet and no more than one sign per tenancy per frontage at ground level. Such signs shall be subject to permit renewal at six-month intervals.

Sign \_\_\_\_\_ sq. ft. Location \_\_\_\_\_ Date installed: \_\_\_\_\_ Renewal Date \_\_\_\_\_

(h) ☐ **Temporary signs pertaining to campaigns, drives or events of civic, philanthropic or educational institutions:**

are permitted in DMU-1, DMU-2, RMU, OMU, CC and WF Districts without the Chief Building Inspector's approval for a period not to exceed 15 days. These signs may be placed in the window only and may not exceed six square feet in area. They should not overlap, cover or obscure permanent signs.

Date installed: \_\_\_\_\_ Removal Date \_\_\_\_\_

Sign \_\_\_\_\_ sq. ft. Location \_\_\_\_\_



(i) Temporary signs that fail to comply with all provisions of this section shall be removed by the effective date of this chapter.

**F. Unsafe signs.**

(1) ☐ The owner of a sign and the owner of the premises on which such sign is located shall be jointly liable to maintain such sign, including its illumination sources, in a neat and orderly condition and good working order at all times and to prevent the corrosion, rotting or other deterioration in the physical appearance or safety of such sign.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

(2) ☐ If the Chief Building Inspector or his designee shall find that any sign regulated herein is unsafe, insecure, damaged, deteriorated or a menace to the public or has been erected in violation of the provisions of this section, he shall give written notice to the sign owner or the owner of the premises on which such sign is located. Said sign and all appurtenances shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure upon which such sign may be found within 30 days after written notification from the Building Inspector.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

(3) ☐ If, in the determination of the Chief Building Inspector, a sign is an immediate peril to persons or property, he may cause such sign to be removed summarily and without notice and the expense of said removal, when certified by said Chief Building Inspector to the Village Board, shall be paid by the Village and such amount shall thereupon be and become a lien upon the premises in question and shall be levied and collected in the same manner and under the same penalties as an assessment for a public improvement.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

**G. ☐ Prohibited signs:**

The following types of signs or artificial lighting are prohibited:

(1) ☐ Billboards.

(2) ☐ Flashing or animated neon, LED, electronic reader board or electronic graphics or other artificial light sign or device. Flashing signs, including any sign or device on which the artificial light is not maintained stationary and constant in intensity and color at all times when in use.

(3) ☐ Internally illuminated (including neon) signs located on the exterior of buildings, except in the CC and M zoning districts.

(4) ☐ Signs that compete for attention with or may be mistaken for a traffic signal.

(5) ☐ Outdoor signs made of impermanent materials, such as paper or cardboard.

(6) ☐ Sandwich board signs shall constitute prohibited signs; however, such signs shall be permitted in the **DMU-1, DMU-2, RMU, OMU, CC, WF and M Districts** upon the issuance of an administrative permit for same by the Chief Building Inspector. The standards applicable for such permits shall be on file in the Building Department.

Sign \_\_\_\_\_ sq. ft.      Location \_\_\_\_\_      Date Installed \_\_\_\_\_

Permit # \_\_\_\_\_      Date Permit issued \_\_\_\_\_      Date Permit expires \_\_\_\_\_

(7) ☐ Exterior signs that emit noise, sounds or smoke.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

**H. ☐ Nonconforming sign:**

(1) A nonconforming permanent sign, except for a freestanding sign in place at the time of enactment of this chapter, must be removed within 24 months of the enactment of this chapter.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

(2) All nonconforming temporary signs shall be removed by the effective date of this chapter.

(3) ☐ The maintenance of such nonconforming signs may be permitted, but any sign once removed for purposes other than maintenance shall be deemed permanently removed and may be replaced only in accordance with the provisions of this section.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

**I. ☐ Multiple occupancy overall sign plan:**

When there are two or more occupants of a premises, such as a shopping center or strip mall, an overall plan for signage shall be required prior to installation or replacement of any individual sign. The overall plan shall satisfy all requirements and guidelines of this section. Individual signs shall be the same with regard to materials and color, but letter size and style may vary.

☐ Compliant    ☐ Not compliant \_\_\_\_\_

**J. ☐ Noncommercial copy:**

Any sign authorized in this chapter is allowed to contain noncommercial copy in lieu of any other copy.

**Shall provide the following documents:**

- ☒ Color rendering or photographs of the building front façade before and after the signs and of adjacent properties.
- ☒ Detail specifications of the sign mounting hardware and material.
- ☒ Sign square footage, dimensions, height above grade and lighting.
- ☒ Affidavit that the proposed sign and applicant are authorized by the property owner.
- ☒ Insurance certificate under the permit owner's comprehensive general liability coverage for \$1,000,000. Such certificate shall provide that the insurance cannot be canceled without 30 days' prior notice to the Village of Nyack Chief Building Inspector.
- ☒ Illuminating devices details and specifications.
- ☒ Building façade square feet.
- ☒ Square feet of all other existing signs.

Corey Tracz

Applicant Print Name

[Signature]

Signature

Date 4/16/25

COMPLETED BY BLDG DEPT.

Date of ARB meeting: 9/17/2025  
Date application is due to the Bldg. Dept: No later than 8/28/2025  
Date application received by the Bldg. Dept: 8/28/2025  
Date application is determined to be complete: 8/28/2025  
Date of Public Notice \_\_\_\_\_  
Date of Public Hearing N/A

PUBLIC COMMENTS: ☐ Opened \_\_\_\_\_ Date \_\_\_\_\_ ☐ Closed \_\_\_\_\_ Date \_\_\_\_\_

☐ APPROVED: \_\_\_\_\_ Date \_\_\_\_\_ to \_\_\_\_\_ Vote \_\_\_\_\_

REFERED: ☒ ZBA 7/28/2025 ☐ N/A Approved as Presented

☐ DISAPPROVED: \_\_\_\_\_ Date \_\_\_\_\_ to \_\_\_\_\_ Vote \_\_\_\_\_

FOR THE FOLLOWING REASONS: \_\_\_\_\_

CONDITONS: \_\_\_\_\_

Permit # \_\_\_\_\_

Date Permit Issued: \_\_\_\_\_ Date Permit Expires: \_\_\_\_\_

**§140-15. Application Submittal Fees:**

☒ ARB Fee: \$250 Receipt # & Date: #01956 / 4/16/25  
☒ Permit Fee: \$100 x = \_\_\_\_\_ ☒ C of C Fee: \$100 Receipt # & Date: \_\_\_\_\_

MANNY A. CARMONA  
Chief Building Inspector



BEREA SEVENTH-DAY ADVENTIST CHURCH  
67 S Broadway Nyack Ny 10960

To whom it may concern,

I, Keith Seard, representing the Board of Berea Seventh-Day Adventist Church, give permission for 99 signs to install signs outside the building for at 67 S Broadway.

Sincerely,

A handwritten signature in blue ink, appearing to be 'K. Seard', with a stylized flourish at the end.

Keith B. Seard, MBA

(845) 893-6412

Keith.Seard@KBSllcnny.com