

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

OFFICIAL USE ONLY

Land Use Board Review: ☐ ARB ☐ Planning ☐ ZBA

Permit No: Application Date:

Fee Paid: Receipt #:

Inspector: File #:

Permit Granted For:

Permit Denied For:

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

Property Location: 102 Main St. Nyack, NY 10960

Tax Map Designation: Section Block Lot

Property Owner: DPB LLC

Address: 112 Rose rd West Nyack, NY 10960

Email: Lpolitis33@gmail.com

Owner/Tenant: Michael Carr / Dragon Den

Address: 72 Tamarack Lane Pomona, NY 10970

Email: Carr6310@gmail.com

Contact Person: Michael Carr

Cell Phone:

Home Phone:

Work Phone: 212 671 0677

Cell Phone: 845-517-9952 *

Work Phone:

Cell Phone:

Phone:

Existing and / or proposed use of structure or land: Tabletop gaming cafe

Project Description: Replace awning and paint front of location

Estimated Construction Value: \$ 4,500.00

Architect / Engineer: _____ NYS Lic _____

Address: _____

Email: _____ Phone: _____

Builder / General Contractor: Deans Custom Awning RC Lic # H-01244

Address: 529 Rt 303 Orangeburg, NY 10962

Email: Bairo@Deancustomawning.com Phone: (845) 425-1143

Plumber: _____ RC Lic # _____

Address: _____

Email: _____ Phone: _____

Heat / Cooling: _____ RC Lic # _____

Address: _____

Email: _____ Phone: _____

Electrician: _____ RC Lic # _____

Address: _____

Email: _____ Phone: _____

ZONING DISTRICT _____

BULK

Required

Existing

Proposed

Coverage _____

Floor Area Ratio _____

Lot Area _____

Lot Width _____

Street Frontage _____

Front Yard Setback _____

Side Yard Setback _____

Total Side Yard Setback _____

Rear Yard Setback _____

Building Height – Feet _____

Building Height – Number of Stories _____

Residential Density _____

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, Michael Carr, 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

Michael Carr
102 Main St
Nyack, Ny 10960

SWORN to before me this

5th day of October, 2020

Witness: Mary Greene
If not witnessed by Building Department personnel, Notary signature is required.

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.)

APPLICATION CHECKLIST FOR VILLAGE OF NYACK ARCHITECTURAL REVIEW BOARD

In accord with the Architectural Review Board's Rules and Regulations duly adopted by Resolution of the board pursuant to Village Code section 360-5.2(c)(4)(a), the following items are required to be included in applications considered by the Architectural Review Board.

SIGN APPLICATION REQUIREMENTS

- ☒ Provide 8 copies of scaled drawings representing the design of the sign on the façade of the structure upon which the sign is proposed to be installed (showing dimensions of the façade and the sign itself).
- ☒ Provide 8 copies of details of the sign's backing material, lettering material, and production/construction method (i.e. painted lettering, adhered vinyl lettering, routed wood, etc.). Sample color chips shall be provided if possible.
- ☐ Provide 8 copies describing any hangers to be used and method proposed to fasten the sign to the building.
- ☒ Provide 8 copies of a photograph of the location in which the sign will be placed.
- ☒ Provide 8 copies of photographs of the façades of adjacent buildings.
- ☐ If application is for an illuminated sign, provide 8 copies of cut sheets of the details of the fixtures. These manufacturer's descriptions should include photographs, dimensions, material and other pertinent information.
- ☒ A signed copy of this application checklist.

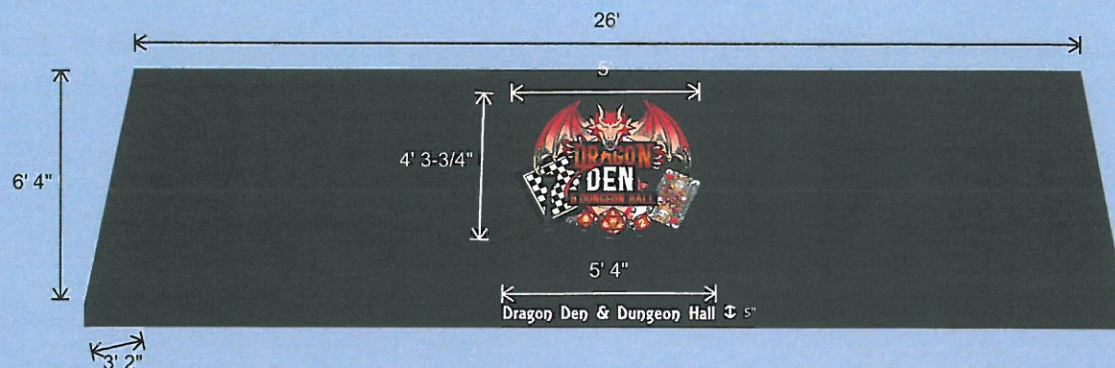
The items on this list are required elements of all applications for Architectural Review Board review relating to signage. An application will not be considered complete until all elements are reflected on an application. Applications submitted without the required elements may not be placed on the agenda, but if they are placed on the agenda the Board may waive the provision of certain required element(s), but also may, in the Board's sole discretion (based on the complexity of the project), instruct any applicant to return to a future meeting with the missing elements on the application, or reject an application for being incomplete without undertaking a review of the project with instructions to the Building Department not to restore the item to a future agenda until a complete application is filed.

SIGN HERE

Michael Lee

DATE

10/5/2020



Logo Width = 5'
Banner Width = 26'
Building Width = 26'



DRAGON DEN & DUNGEON HALL

102 MAIN ST. NYACK, NY

Village of Nyack
Approvals board
9 North Broadway
Nyack, New York 10960
(845)358-0548

To Whom It May Concern,

My name is Michael Carr I am the owner and president of Dragon Den & Dungeon Hall LLC in Nyack, New York. This business resides at 102 Main St Nyack, NY 10960. The previous facility Poor House has left the building in deplorable conditions as well as left a stain on the beautiful Nyack community. I wish to wipe clean the slate and remove the poor house name from main street. In the packet provided I have included photos of what the store front currently looks like, and what the fronts of the two neighboring locations look like. My plan is to integrate my café into the local aesthetic with a black awning with my logo in the middle and on the front panel include the address and name of the location. I have provided a rendering of what the awning will look like that has been provided by Deans Custom Awnings. If you look at the rendering you will see the black awning with my logo in the center on the front left panel it will say 102 Main St on the front right panel where it has 845-123-4567 it will instead say Nyack, NY in the middle of the front panel it will say Dragon Den & Dungeon Hall. The state of the paint on the store front is degrading I have provided to color samples; one is Million Dollar Red and Black Night. On the part of the building where it is light beige above the awning that will be painted red. The lamps, and the area in green will be painted black. Below the awning where it is painted light periwinkle by the window and doors that will be painted black as well as the blue brick area to the right will also be painted black. I have provided a larger picture of my logo to be easier to view. I appreciate your consideration for approving my design changes for my family friendly tabletop gaming café.

Sincerely,

Michael Carr



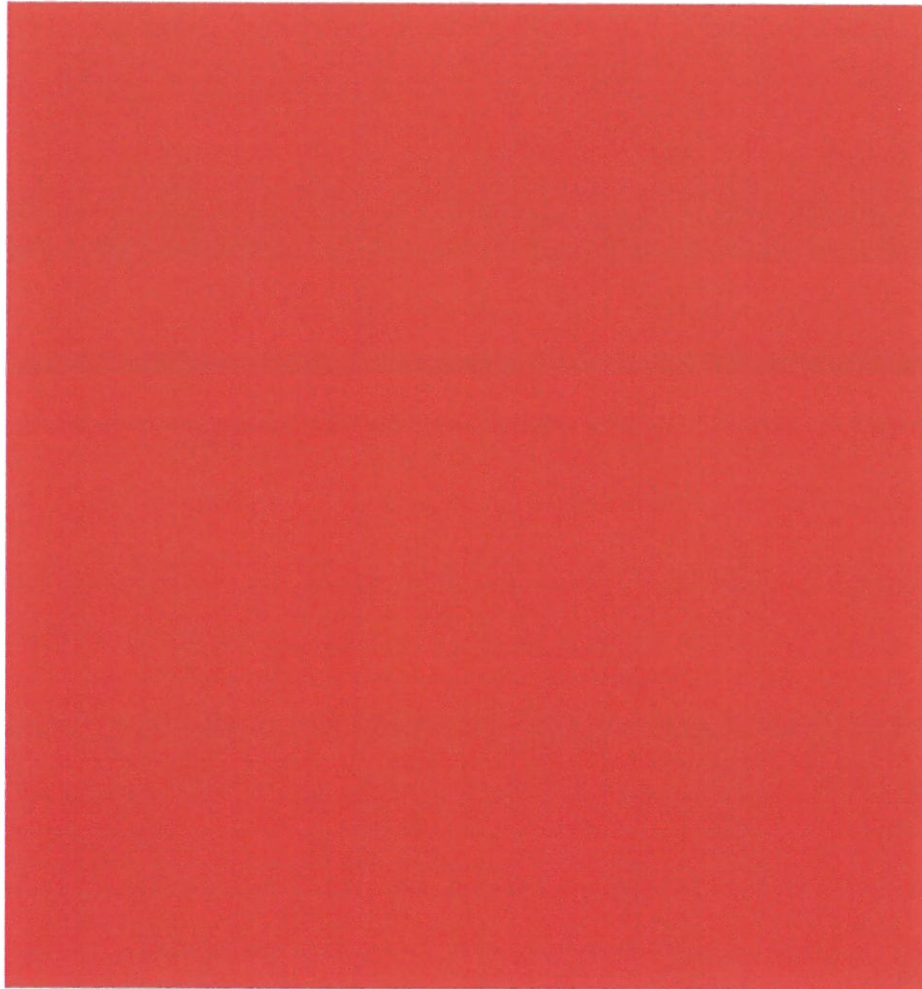
102 Main St



845-123-4567



HOME / PRODUCTS / 2003-10 MILLION DOLLAR RED BY
BENJAMIN MOORE

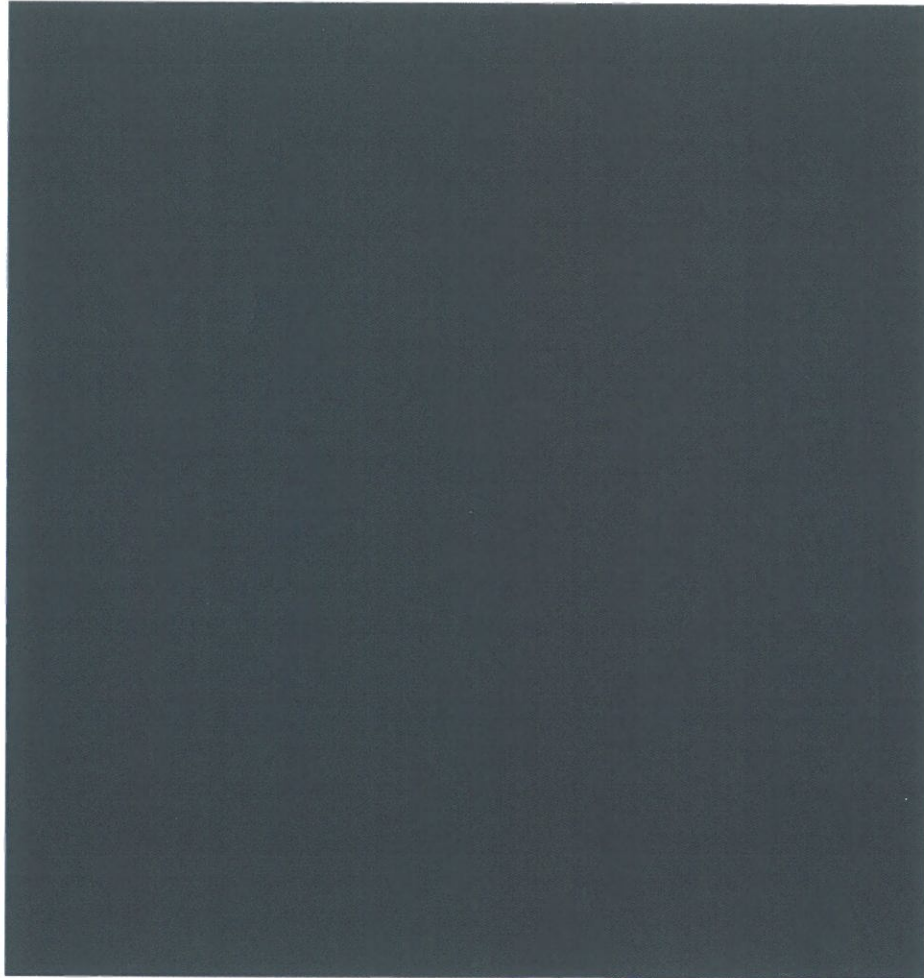


003-10 Million Dollar Red by Benjamin
Moore





HOME / PRODUCTS / 2136-10 BLACK NIGHT BY BENJAMIN
MOORE



136-10 Black Night by Benjamin Moore

7.99







POEYR HOUSE





POKEY
HORSE
HOAGSE