

LAND USE BOARD
APPROVAL IS NOT A
BUILDING PERMIT

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-nv.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: 120 MAIN ST. NYACK NY 10960

Tax Map Designation: Section Block Lot

Property Owner: ED + MICHELLE WHALEN

Cell Phone: 917-754-7045

Address: 114 BIRCHWOOD AVE NYACK NY 10960

Home Phone:

Email: MWHALEN535@GMAIL.COM

Work Phone:

Owner/Tenant: DYLAN KELEHAN

Cell Phone: 781-267-5173

Address: 120 MAIN ST. NYACK NY 10960

Work Phone: 845-535-3033

Email: DYLAN@THEROCKSHOPNYACK.COM

Cell Phone: 845-828-2547

Contact Person: CAROLINE SPINDEL

Phone:

Existing and / or proposed use of structure or land:

Project Description: WINDOW DECAL FOR NEW BUSINESSES

Estimated Construction Value: \$

Carrie - sunnyangel@yahoo.com

Architect / Engineer: _____ NYS Lic # _____
 Address: _____
 Email: _____ Phone: _____
Builder / General Contractor: _____ RC Lic # _____
 Address: _____
 Email: _____ Phone: _____
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, CAROLINE SPINDEL, 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

100 POWD ST. UNIT B3
HAVERTOWN, NY 10927

SWORN to before me this

1st day of Dec, 20 20

Witness: Mary Screeve

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

Notary Public

APPLICATION INSTRUCTIONS

(See additional requirements when applying to land use Board)

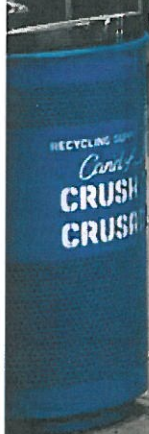
1. In making this application, submit the following:
 - a. One (1) copy of this form.
 - b. Two (2) set of building plans for an internal building permit (only needing for building inspectors approval only or Ten (10) for Planning or Nine (9) for ARB or Nine (9) for ZBA
 - c. Two (2) copies of the plot 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.)



printed and vinyl laminated graphics - installed on exterior of glass




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RÖNIN




20

120



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Whether you're looking for a new piece of equipment or need a repair, we have what you need. We offer a wide range of equipment and services to help you get your business back on track.

- 1. We have a large inventory of equipment to choose from.
- 2. We offer competitive prices on all our equipment.
- 3. We provide prompt and reliable service.
- 4. We have a team of experienced technicians.
- 5. We offer a wide range of services to meet your needs.
- 6. We have a commitment to customer satisfaction.

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A photograph of a storefront for 'RE/MAX RŌNIN'. The building has a tan upper section with the 'RE/MAX' logo in red and blue, and 'RŌNIN' in black below it. The entrance features a glass door with a RE/MAX hot air balloon logo. To the right is a blue door with a 'THE ROCK SHOP' sign. A blue recycling bin is on the sidewalk.