

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-ny.gov

OFFICIAL USE ONLY

Land Use Board Review: ARB Planning ZBA

Permit No: _____ Application Date: _____

Fee Paid: CH 225-100 Spc DS MIB Receipt #: 14798

Inspector: _____ File #: _____

Permit Granted For: _____

Permit Denied For: _____

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

Property Location: 125 MAIN STREET, SUITE 5, NYACK

Tax Map Designation: Section _____ Block _____ Lot _____

Property Owner: THOMAS J. LIPUMA Cell Phone: 201-746-9140

Address: 42 BANVIEW AVE, MANHASSET, NY Home Phone: _____

Email: TJLIPUMA@MILLBROOKPROPERTIES.COM Work Phone: _____

Owner/Tenant: FAY NHAM Cell Phone: 646-325-9696

Address: 74 SUFFERN LN, THIELLS NY Work Phone: _____

Email: MEKONGDISTRICT@GMAIL.COM Cell Phone: _____

Contact Person: _____ Phone: _____

Existing and / or proposed use of structure or land: RESTAURANT

Project Description: ACRYLIC INSERT FOR EXISTING LIGHTBOX
(NON-ILLUMINATED)

Estimated Construction Value: \$ \$250.00

Architect / Engineer: _____ NYS Lic # _____
 Address: _____
 Email: _____ Phone: _____
Builder / General Contractor: HUDSON VALLEY SIGNS RC Lic # N/A
 Address: 1146 S. LIBERTY DR., STONY POINT NY.
 Email: _____ Phone: 845-709-6575
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, KEITH PISCITELLI, 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

Keith A. Piscitelli

PO BOX 903

NEW CITY, NY 10956

SWORN to before me this

2ND

day of

FEBRUARY

, 20 21.

Witness:

Brandon J. ...

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 or 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

KAL A PINK

DATE

2/4/21



ACRYLIC INSERT - INSTALLED IN EXISTING LIGHTBOX
LIGHTBOX IS NO LONGER FUNCTIONING



MATTE BLACK BACKGROUND - CUT VINYL LETTERS
CHERRY RED / IMITATION GOLD / MED. GREY