

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)

<b>OFFICIAL USE ONLY</b>		
Land Use Board Review:	<input checked="" type="checkbox"/> ARB	<input type="checkbox"/> Planning <input type="checkbox"/> ZBA
Permit No		Application Date: 1/20/21
Fee Paid	\$300 J# 10341	Receipt #: 14785
Inspector:		File #
Permit Granted For:		
Permit Denied For:		
*Village Board, Planning Board, Zoning Board, Architectural Review Board decision date:		

Property Location: 298 MAIN ST. NYACK NY 10960

Tax Map Designation: Section Block Lot

Property Owner: IRA Krell Cell Phone: 917-842-5296

Address: 294 MAIN ST. NYACK NY 10960 Home Phone:

Email: IRA@T4L.LLC Work Phone:

Owner/Tenant: BLACK PARAKEETS Cell Phone: 917-743-9413

Address: 185 CENTER ST. PEARL RIVER NY 10965 Work Phone:

Email: TCIARKE7007@GMAIL.COM Cell Phone:

Contact Person: TERRANCE CLARKE Phone:

Existing and / or proposed use of structure or land: ENTERTAINMENT FACILITY

Project Description: ACRYLIC DIMENSIONAL LETTERS ON BUILDING & REFACC OF EXISTING ALUMINUM FRAME SIGN & WINDOW GRAPHICS

Estimated Construction Value: \$ 3,000

Architect / Engineer: \_\_\_\_\_ NYS Lic \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Builder / General Contractor: Foley Signs Inc RC Lic # \_\_\_\_\_

Address: 20-H MOUNTAINVIEW AVE, ORANJEBURY NY 10962

Email: Ron@FoleySignshop.com @ Robin@FoleySignshop.com Phone: 845-398-1538

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, Ron Troiano, 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**

Ron Troiano  
20-H MOUNTAIN VIEW AVE  
ORANEBURG NY 10962

SWORN to before me this

20<sup>th</sup> day of January, 2021.

Witness: Bruno L. Lito  
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.

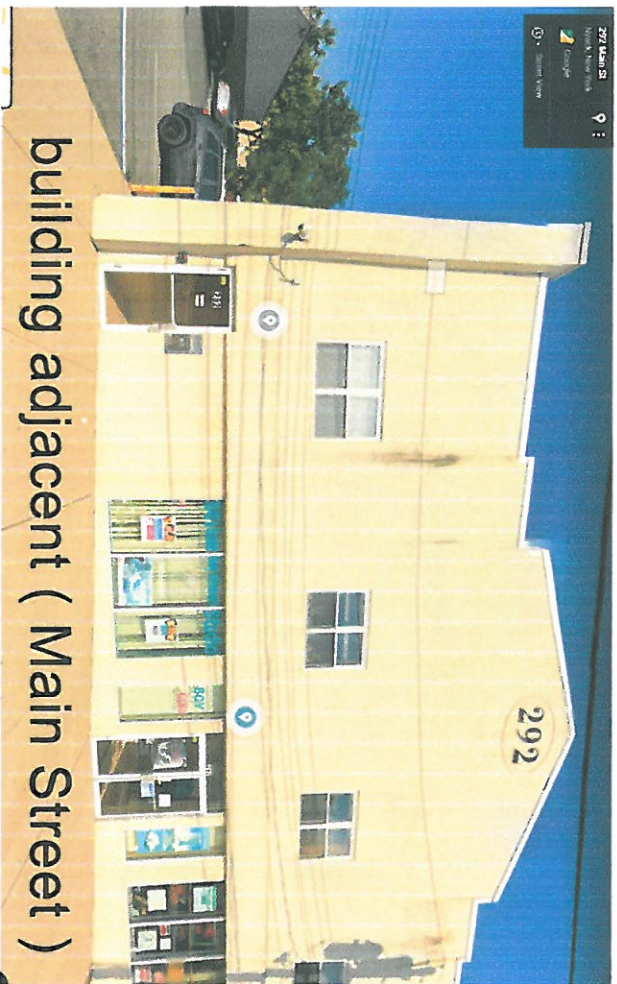
## SIGN APPLICATION REQUIREMENTS

- 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.

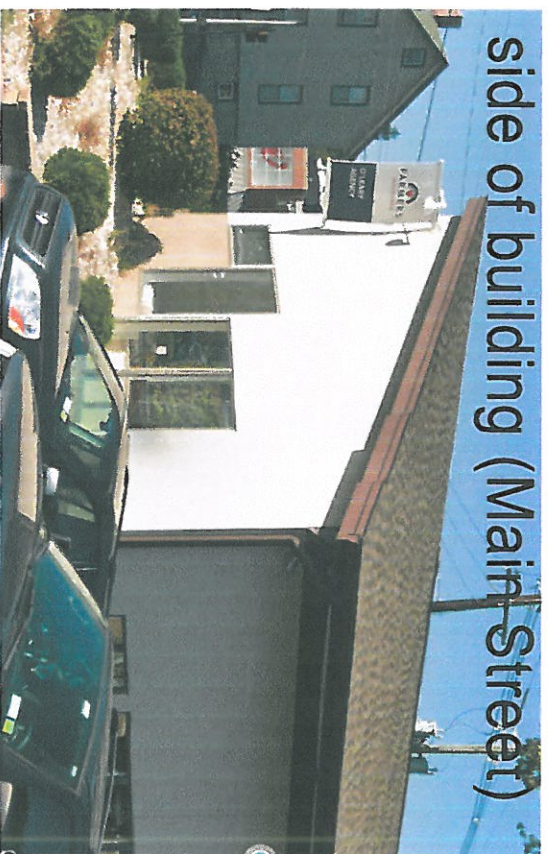
The items on this list are required elements of all applications for Architectural Review Board review relating to signage. An application will not be considered complete until all elements are reflected on an application. Applications submitted without the required elements may not be placed on the 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     *Ron Z*    

DATE     2/9/21



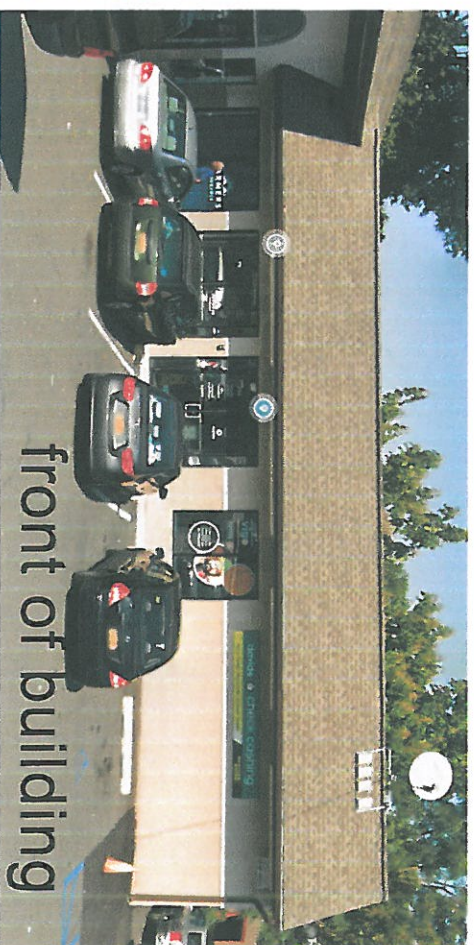
building adjacent ( Main Street )



side of building (Main Street)



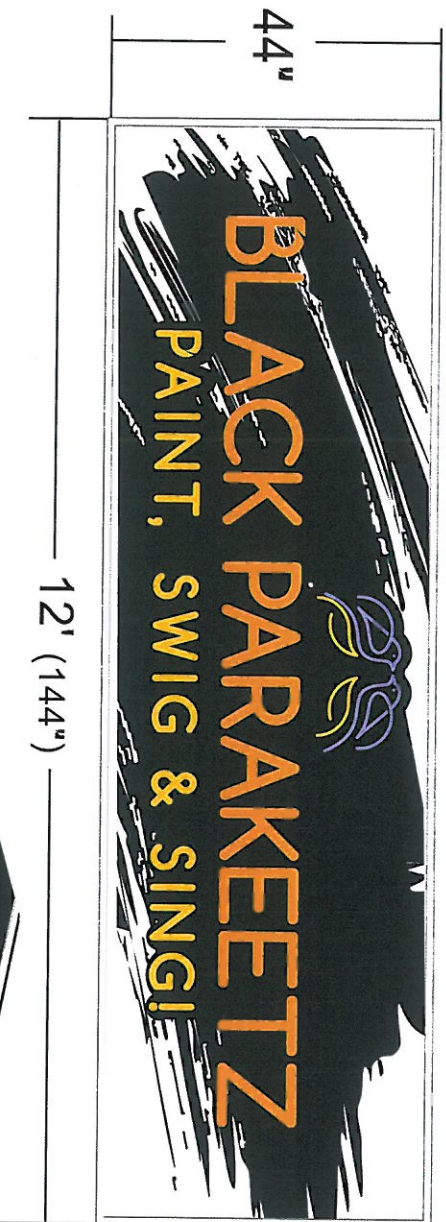
back of building (9W side)



front of building

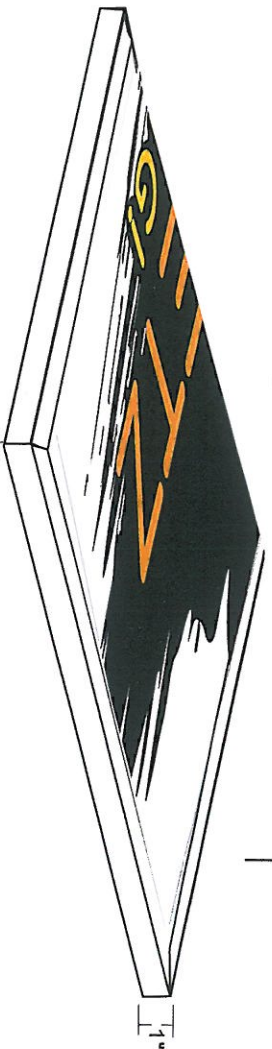


4'1" (492")



44"

12' (144")



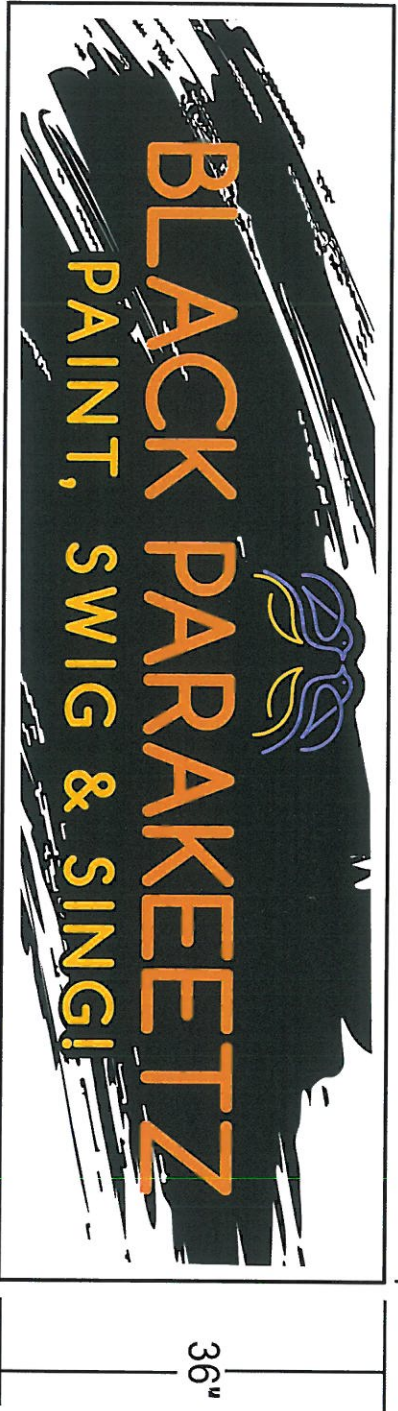
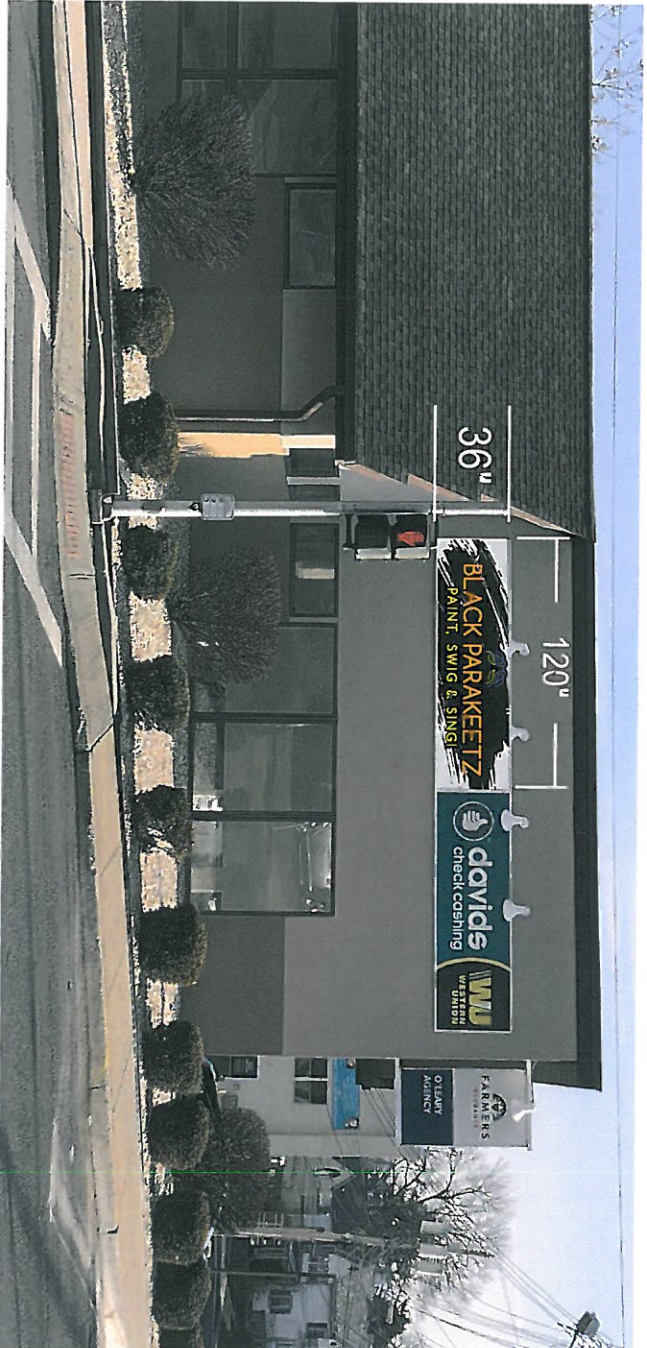
1"



A Full Service Sign Company  
 20 H Mountain Ave  
 Orangeburg, NY 10962

43.5" x 144" x 1" deep  
 aluminum frame sign  
 with 1" molding  
 painted white  
 with full color printed  
 logo graphic  
 43.5 sq.ft. total usage

Building facade  
 41' width  
 54 sq. ft  
 total permitted



**A Full Service Sign Company**  
 20 H Mountainview Ave  
 Orangeburg, NY 10962

Re-face  
 existing aluminum  
 frame sign  
 full color digital  
 printed graphic  
 sign area 120" x 36"