

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 type="checkbox"/> ARB	<input type="checkbox"/> Planning	<input type="checkbox"/> ZBA
Permit No		Application Date:	4/15/21
Fee Paid	\$300	Receipt #:	14896
Inspector:		File #	
Permit Granted For:			
Permit Denied For:			
*Village Board, Planning Board, Zoning Board, Architectural Review Board decision date:			

Property Location: 58 S. BROADWAY - NYACK, NY

Tax Map Designation: Section \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Property Owner: MICHELLE WHALEN

Cell Phone: 917.754.7045

Address: 114 BIRCHWOOD AVE, NYACK, NY

Home Phone:

Email: M.WHALEN535@GMAIL.COM

Work Phone:

Owner/Tenant: MODERN DRUID SUSANNE MADDEN

Cell Phone: 845.826.3330

Address: 159 KINGS HWY, ORANGETOWN, NY

Work Phone:

Email: hello@modern-druid.com

Cell Phone:

Contact Person: SUSANNE MADDEN

Phone:

Existing and / or proposed use of structure or land: RETAIL STORE - SPIRITUAL PRODUCTS & GALLERY

Project Description: RE-COUL & PAINT LOGO ON EXISTING AWNING & WINDOW  
GRAPHICS

Estimated Construction Value: \$ ~~1500~~ \$1800.00

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

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

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

Builder / General Contractor: FOLEY SIGNS INC. RC Lic # N/A

Address: FOLEY SIGNS, INC. - 20-H MOUNTAINVIEW Ave - O'BURG, NY

Email: 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, JEAN M. ARCIERI, 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

Jean M Arcieri

SWORN to before me this

15<sup>th</sup> day of June, 2021

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 NY.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.)

***\*\*Applicant Retain this page for reference purposes***

**Mandatory Inspections of Construction**  
**You MUST schedule inspections prior to concealing affected areas**

Other inspections will be made in some cases, but those listed below must be made or the Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below.

Unless a card is left on the job indicating approval of one of these inspections, it has not been approved and it is therefore improper to continue beyond that point of work. Any disapproved work must be re-inspected after the correction.

**Call ahead for all inspections:**

1. **Erosion Control:** Silt fence and tree protection.
2. **Footing Forms:** When excavation is complete and forms are in place (before pouring) Rebar in place and hooked at all corners.
3. **Foundation:** Check for waterproofing, type of block, footing drains, insulation as needed.
4. **Plumbing: Under Slab:** Cast iron, copper, etc.
5. **Gravel Under Slab:** (Usually combined with (#3). Check for insulation as per Energy Code.
6. **Plumbing Rough In:** All work that will be covered (enclosed) must be installed at this time.
7. **HVAC Rough In:** All work that will be covered must be installed at this time.
8. **Framing:** Call when frame is complete including fire-stop, bridging, collar ties, etc. before it is covered from the inside with insulation.
9. **Insulation:**
10. **Plumbing Final:** This can be combined with final. All fixtures to be installed at this time.
11. **In Garage and where ever appropriate:** Fire rated sheetrock to be inspected before painting.
12. **Rough Grading:** All surface water should be directed away from the building to an approved outlet, street, lawn, inlet, drainage swale, etc. This can be combined with final.
13. **Final:** Complete application for certificate of Occupancy, produce certified plot plan or as-built survey including outlet for footing drains to positive outflow. Provide Fire Underwriters Certificate. Building must be essentially complete with all utilities working.

**If Demolition Permit – Please submit the following:**

The following items must be presented to the municipality before demolition can occur:

1. Asbestos abatement survey by a licensed practitioner.
2. Letters from utility companies that the gas, electric and water have been turned off.
3. Affidavit that the premise has been baited for rodents and vermin.
4. Approval from the Department of Environmental Management & Engineering for Sealing of Sewer line.

Rev. 02-01-12

# 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.

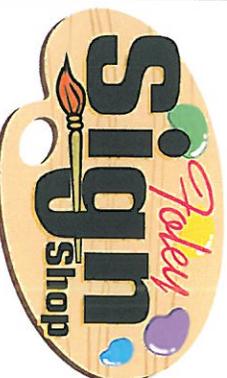
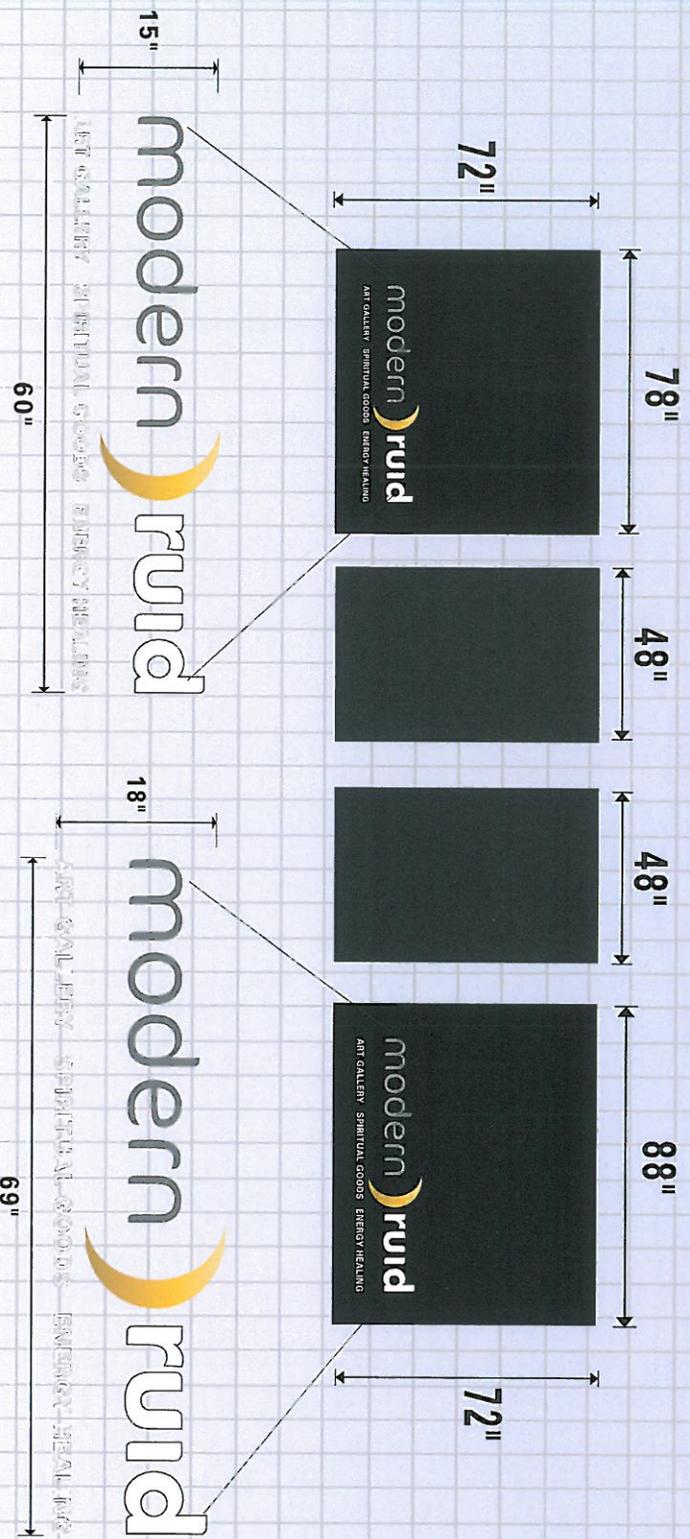
## SIGN APPLICATION REQUIREMENTS

- 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.
- Awnings is Existing*  
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 *Jan Ai*

DATE 4/15/21



A Full Service Sign Company  
 20-H MOUNTAINVIEW AVE  
 ORANGEBURG, NY 10962

## Window Graphics

(2) Logo graphics on storefront windows

colors:  
 Medium Gray, white and yellow / orange color gradient

sizes:  
 15" x 60" = 6.25 sq ft.  
 & 18 x 69" = 8.6 sq ft.  
 Total usage = 14.85 sq ft.

\*combined sq. ft of storefront windows:  
 = 131 sq. ft.  
 allowed usage of 15%  
 is 19.65 sq. ft.

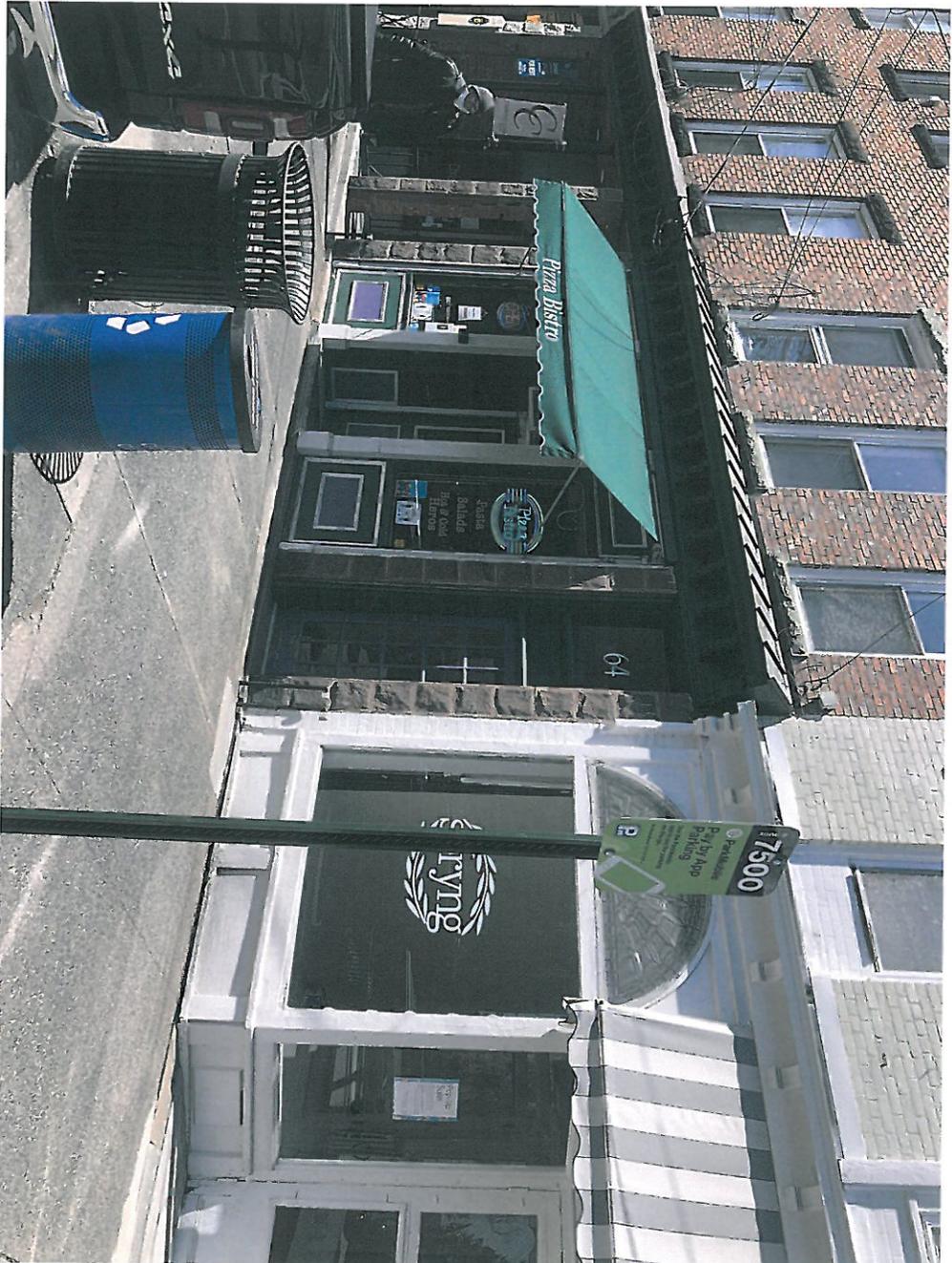
# RE-COVERING OF EXISTING AWNING



A Full Service Sign Company  
20-H Mountainview Ave  
Orangetown, NY 10962

36" X 192"  
Existing  
awning  
to be  
re-covered  
with  
black sunbrella  
fabric  
20" x 96"  
3 color  
logo painted  
in grey,  
golden yellow  
white

# Photo of adjacent store



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