

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:	<input checked="" type="checkbox"/> ARB	<input type="checkbox"/> Planning <input type="checkbox"/> ZBA
Permit No:		Application Date: 4/22/21
Fee Paid: \$100. ch # 10454		Receipt #: 14913
Inspector:		File #
Permit Granted For:		
Permit Denied For:		
*Village Board, Planning Board, Zoning Board, Architectural Review Board decision date:		

Property Location:	85 S. BROADWAY NYACK NY 10960		
Tax Map Designation:	Section	Block	Lot
Property Owner:	85 S. BROADWAY LLC.		
Address:	19 LAUREL RD. NEW CITY NY 10956		
Email:			
Owner/Tenant:	PIERMONT CREAMERY @ NYACK		
Address:	530 PIERMONT AVE. PIERMONT NY 10968		
Email:	LORRAINE10003@YAHOO.COM		
Contact Person:	MONLING LORRAINE LI		
Cell Phone:			
Home Phone:	845-642-0232		
Work Phone:			
Cell Phone:	646-303-4356		
Work Phone:			
Cell Phone:			
Phone:			

Existing and / or proposed use of structure or land: ICE CREAM SHOP

Project Description: WINDOW GRAPHICS

Estimated Construction Value: \$ 300

Architect / Engineer: _____ NYS Lic # _____
 Address: _____
 Email: _____ Phone: _____
Builder / General Contractor: Foley Signs INC RC Lic # _____
 Address: 20-H MOUNTAINVIEW AVE ORANGETOWN NY 10962
 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, _____, 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

SWORN to before me this

_____ day of _____, 20_____.

Witness: _____

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.)

*****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.

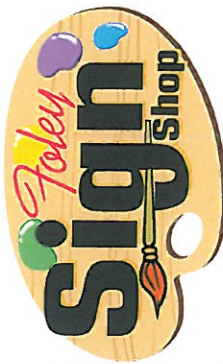
Call ahead for all inspections:

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.



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

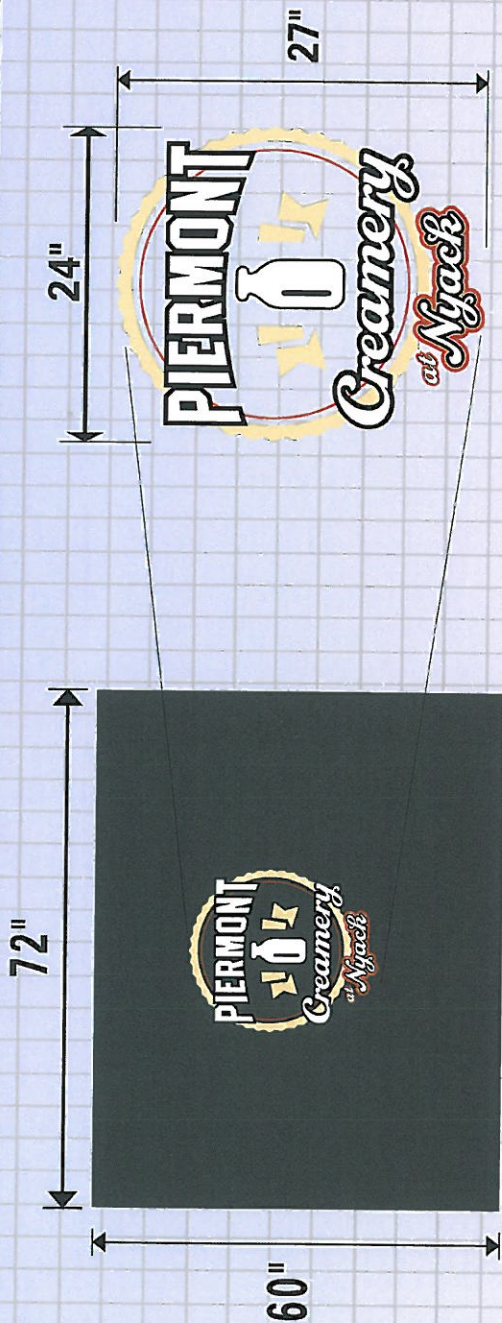
Window Graphics

(1) Logo - die-cut graphic, applied on inside of storefront window

colors:
Beige, red, black and white

size:
24" x 27" = 4.5 sq ft.
Total usage = 4.5 sq ft.

30 total sq. ft. of window allowed usage of 15% is 4.5 sq. ft.



Neighboring storefronts



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