

Village of Nyack  
**OFFICIAL COPY**

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)

OFFICIAL USE ONLY		
Land Use Board Review:	<input checked="" type="checkbox"/> ARB	<input type="checkbox"/> Planning <input type="checkbox"/> ZBA
Permit No		Application Date: 8/19/11
Fee Paid: \$100.00	2932	Receipt #: 15098
Inspector:		File #
Permit Granted For:		
Permit Denied For:		
*Village Board, Planning Board, Zoning Board, Architectural Review Board decision date		

Property Location: 99 North Broadway Nyack NY 10960  
Tax Map Designation: Section 66.30 Block 2 Lot 86  
Property Owner: LCLB Properties LLC Cell Phone: 845 641 9729  
Address: 99 N. Broadway Nyack NY 10960 Home Phone: 845 641 9729  
Email: NyackDDS@gmail.com Work Phone: 845 358 1728  
Owner/Tenant: Jacob Wallach Cell Phone: 845-641-9729  
Address: 99 N. Broadway Nyack NY 10960 Work Phone: 845-358-1728  
Email: NyackDDS@gmail.com Cell Phone: 845-641-9729  
Contact Person: Jacob Wallach Phone: 845-358-1728

Existing and / or proposed use of structure or land: Dental office

Project Description: Replace existing sign with new sign in front of Building

Estimated Construction Value: \$ 4225.00

**Architect / Engineer:** N/A NYS Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
**Builder / General Contractor:** Frohling Sign Company RC Lic # \_\_\_\_\_  
 Address: 711 Executive Blvd Suite G Valley Cottage NY 10989  
 Email: brian@frohlingSign.com Phone: 845-623-2258  
**Plumber:** N/A RC Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
**Heat / Cooling:** N/A RC Lic # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
**Electrician:** N/A 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, Jacob Wallach, 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**

Jacob Wallach  
99 N Broadway  
Nyack NY 10960

SWORN to before me this 19th day of August, 2021.

Witness: [Signature]  
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 NYS. 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. *N/A*
- 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. *N/A*
- 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. *N/A*
- 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 \_\_\_\_\_



DATE \_\_\_\_\_

*7/28/21*

TOPOGRAPHICAL  
SURVEY

For

**LCLB PROPERTIES, LLC**

Village of Nyack

Town of Orangetown Rockland County, NY  
Scale: 1" = 20'

November 25, 2014  
June 22, 2017 - Topo

Tax Lot Design.: Section 66.30 Block 2 Lot 86

Reference: map entitled "MAP OF PROPERTY BELONGING TO GEDNEY IN NYACK, ROCKLAND CO." Filed in the Rockland County Clerks Office April 9, 1839 as map # 375. Being lots 95, 96 & 97.

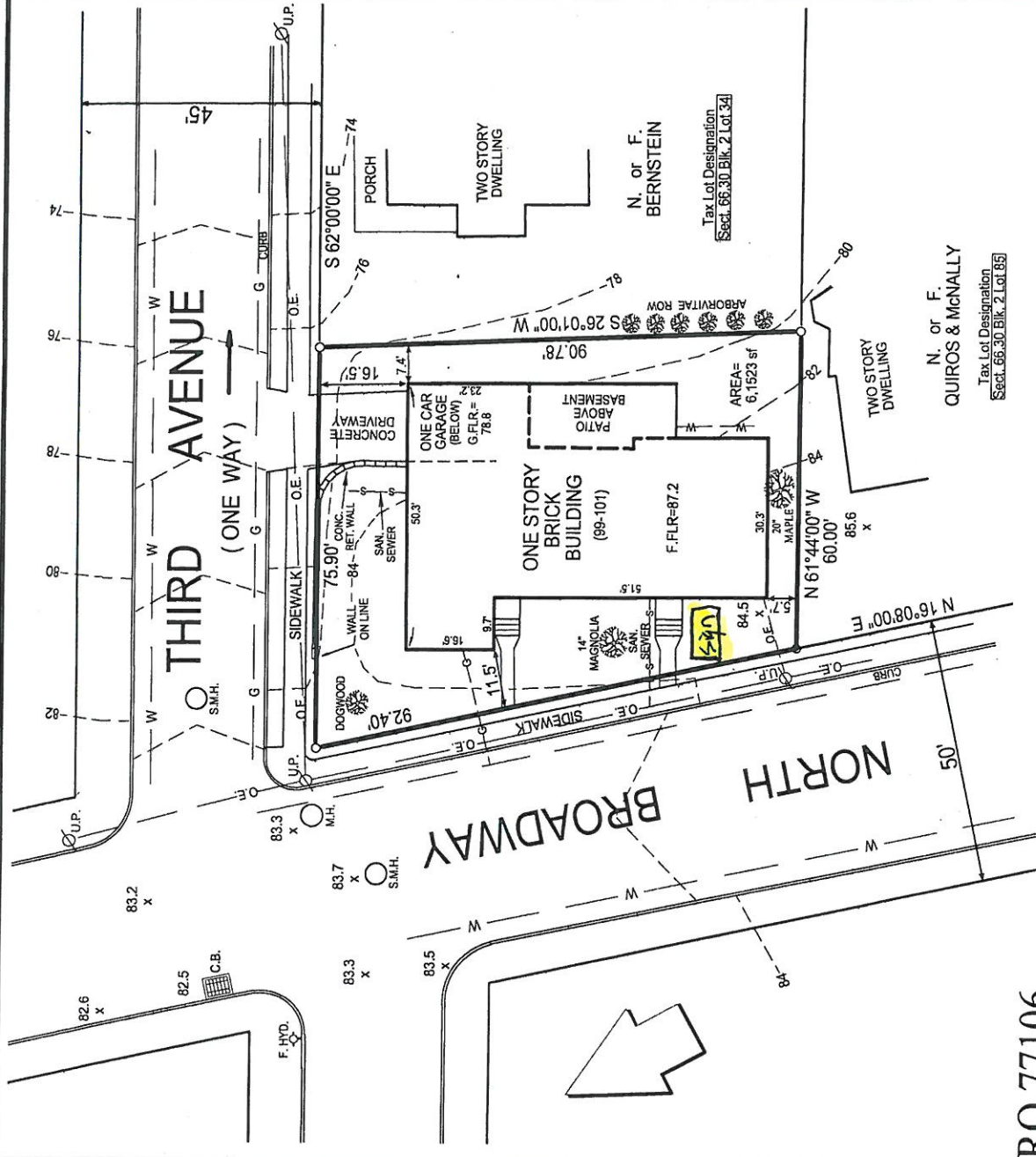
Certified to:

- \* LCLB Properties, LLC.
- \* Bank of America, N.A., ISAOA, ATIMA.
- \* Security Title Guarantee Corporation of Baltimore.
- \* Anthem Abstract LLC.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees or the leading institution. Certifications are not transferable to additional institutions or subsequent owners.

Lic. 49162

Robert E. Sorace, PLS  
135 South Main Street  
New City, NY 10956  
845-638-1498



RO 77106



Post & Panel Sign: Double Sided



Front Elevation

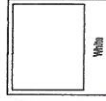
**Fabrication Specs**

Double faced 1.5" thick HDU sign panel with machine routed graphics/border

Logo & graphics painted to match brand standards

4" x 4" Square posts painted PMS 2755C with PMS 7456C top accent

Remove & scrap existing sign



**Frohling Sign Co.**  
 DESIGNERS ▶ FABRICATORS ▶ INSTALLERS  
 7th Executive Blvd. Valley Cottage, NY 10989 - 845-623-2268 - FAX: 845-623-2799

Project: Nyack Smiles  
 Site Address: 99 North Broadway, Nyack, N.Y.

Date: 6/23/21  
 Sales: B.O.  
 Drawings: TH

Customer Approval  
 Customer of Project (Legible Signature) \_\_\_\_\_  
 Date of Approval: \_\_\_\_\_

Landlord Approval (if req.)  
 Landlord of Project (Legible Signature) \_\_\_\_\_  
 Date of Approval: \_\_\_\_\_

This original drawing copy is submitted for your personal use in connection with a project we are planning for you. It is not to be copied, reproduced or exhibited to anyone outside of your organization without written permission from Frohling Sign Company.

**Post & Panel Sign: Double Sided**

Newly Proposed Signage



Project: Nyack Smiles  
 Site Address: 99 North Broadway, Nyack, N.Y.

Date: 6/23/21  
 Sales: B.C.  
 Drawings: TH

Customer Approval  
 Customer of Project (Legible Signature)  
 Date of Approval: \_\_\_\_\_

Landlord Approval (if req.)  
 Landlord of Project (Legible Signature)  
 Date of Approval: \_\_\_\_\_