

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 COPY
Village of Nyack

OFFICIAL USE ONLY

Land Use Board Review: ARB Planning ZBA

Permit No: _____ Application Date: 8/31/21

Fee Paid: \$30 / \$549 Receipt #: 15708

Inspector: _____ File #: _____

Permit Granted For: _____

Permit Denied For: _____

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

Property Location: 10 Central Avenue N, Nyack, NY 10960

Tax Map Designation: Section 66.21 Block 1 Lot 30

Property Owner: Chad and Jennifer Pfeiffer Cell Phone: 914-539-0261

Address: 10 Central Ave N, Nyack, NY 10960 Home Phone: _____

Email: jenniferkochpfeiffer@gmail.com Work Phone: _____

Owner/Tenant: _____ Cell Phone: 845-480-9315

Address: _____ Work Phone: _____

Email: _____ Cell Phone: _____

Contact Person: _____ Phone: _____

Existing and / or proposed use of structure or land: Enclosed front porch.

Project Description: Renovate existing enclosed porch to a mudroom, half bath, and spare room.

Estimated Construction Value: \$ ~~17,000.00~~ 23,000.00

Architect / Engineer: _____ NYS Lic _____

Address: _____

Email: _____ Phone: _____

Builder / General Contractor: _____ RC Lic # _____

Address: _____

Email: _____ Phone: _____

Plumber: Philip Hulbert Plumbing and Heating RC Lic # 978

Address: 138 New York Avenue, Congers, NY 10920

Email: Hulbertplumbing@gmail.com Phone: 845-358-5330

Heat / Cooling: _____ RC Lic # _____

Address: _____

Email: _____ Phone: _____

Electrician: Rockland Electric RC Lic # E-319

Address: 143 Main Street, Nanuet, NY 10954

Email: RocklandElectric@gmail.com Phone: 845-627-3232

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, Jennifer Pfeiffer, 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

Jennifer Pfeiffer
19 Central Ave N.
Nyack, NY 10960

SWORN to before me this

5th day of August, 20 21.

Witness:

If not witnessed by Building Department personnel, Notary signature is required.

Barbara B. Kunar
Notary Public



BARBARA B. KUNAR
Notary Public, State of New York
No. 01KU6061272
Qualified in Rockland County
Commission Expires July 16, 2023

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.

ENCLOSED FRONT PORCH RENOVATION PROJECT

Pfeiffer Residence
10 Central Ave North
Nyack, NY 10960

PROJECT PLAN

Renovate existing enclosed porch space into entry room, play room and lavatory

SCOPE OF WORK

- Reposition exterior front door approximately 8 ½" to line up with interior door
 - Replace windows in enclosed porch space with new Andersen 400 Series windows
 - Replace exterior front door with new Krosswood Douglass Fir Farmhouse Door with 9 lite window and adjacent right sidelight
 - Install exterior siding as needed around front door to match existing house siding
 - Build new interior walls to separate entry room, play room and lavatory
 - Install new plumbing for lavatory, to be connected to existing house hot/cold water supply, main drain in basement and vent in attic
 - Install new electrical for lights, outlets and vent fan, to be connected to existing house main service panel in basement
 - Install new hot water radiators, to be connected to existing house heating water supply/return lines in basement
 - Finish all interior spaces with wood or tile flooring, gypsum wall board or wood paneling and trim to match existing house trim profile
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DRAWING LIST	
No.	Title
1	Elevation - Existing
2	Elevation - New
3	Elevation - South
4	Elevation - North
5	Plan - Existing
6	Plan - New
7	Electrical Plan
8	Plumbing Plan
9	Heating Plan
OTHER SUBMITTALS	
	Replacement Front Door Cut Sheet
	Replacement Window Cut Sheet
	New Exterior Light Sconce Cut Sheet