

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:  ARB  Planning  ZBA

Permit No: \_\_\_\_\_ Application Date: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
Inspector: \_\_\_\_\_ File #: \_\_\_\_\_

Permit Granted For: \_\_\_\_\_

Permit Denied For: \_\_\_\_\_

\*Village Board, Planning Board, Zoning Board, Architectural Review Board decision date: \_\_\_\_\_

Property Location: 251 North Broadway, Nyack NY 10960  
Tax Map Designation: Section 60.78 Block 1 Lot 46  
Property Owner: Marcus Davidson & Patricia Donnelly Cell Phone: 646-250-4303  
Address: 251 North Broadway, Nyack NY 10960 Home Phone: \_\_\_\_\_  
Email: tmsdavidson@aol.com & trish.donnelly.davidson@gmail.com Work Phone: \_\_\_\_\_  
Owner/Tenant: same as property owner Cell Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Cell Phone: \_\_\_\_\_  
Contact Person: George Deyeb - george@halosh Phone: 845-630-9336  
associates.com

Existing and / or proposed use of structure or land: Single Family Residence

Project Description: removal, replacement & installation of  
French doors and windows on South and East  
side of house

Estimated Construction Value: \$ 34,300.00

Architect / Engineer: Jonathan Hodosh NYS Lic 022679

Address: 22 Third Street, New city, NY 10956

Email: Jonathan @ hodoshassociates.com Phone: 845-638-9336

Builder / General Contractor: SELF RC Lic #

Address:

Email: Phone:

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	7,500 (sq.ft.)	44,108 (sq.ft.)	44,108 (sq.ft.)
Lot Width	50		
Street Frontage			
Front Yard Setback	20% Lot / Lot width		
Side Yard Setback			
Total Side Yard Setback	30% Lot width		
Rear Yard Setback	30% Lot / lot width		
Building Height - Feet	32		
Building Height - Number of Stories	2		
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, Jonathan Hadash, 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

[Signature]  
Jonathan Hadash  
22 3rd St, New City, NY 10956

SWORN to before me this

2nd day of September, 20 21

Witness:

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

[Signature]  
Notary Public

Audrey M. Lupachino  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LU6417665  
Qualified in Rockland County  
Commission Expires May 17, 2025

**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 or 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**

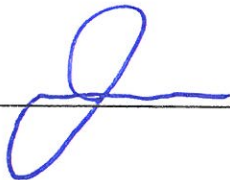
In accord with the Architectural Review Board's Rules and Regulations duly adopted by Resolution of the board pursuant to Village Code section 360-5.2(c)(4)(a), the following items are required to be included in applications considered by the Architectural Review Board.

**ALTERATIONS AND NEW CONSTRUCTION REQUIREMENTS**

- Provide 8 copies of photographs of the structure to be modified, as well as the buildings immediately adjacent to it. Note that larger images (8.5 x 11) are preferable so that they can be easily examined.
  
- Provide 8 sets of scaled drawings showing the proposed work with enough detail to present an accurate representation of the intended alteration or new construction.
  
- The scaled drawings shall show details of proposed architectural elements, including profiles of cornices, moulding, trims, brackets, etc. All new materials and/or materials proposed to be changed must be identified on the drawings, and samples of these materials including siding, roofing, decking, railings, etc should be brought for review.
  
- Provide 8 copies of catalogue cuts for elements such as doors, windows, columns, light fixtures and exterior mechanical fixtures (with clear depictions of screening materials for mechanical equipment). These manufacturer's cuts/descriptions should include photographs, dimensions, materials 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 alterations or new construction. 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 \_\_\_\_\_

2021-09-02