

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: 9/9/21

Fee Paid: \$100/\$498 Receipt #: 15124/15125

Inspector: _____ File #: _____

Permit Granted For: _____

Permit Denied For: _____

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

Property Location: 65 SOUTH BROADWAY

Tax Map Designation: Section 66.46 Block 1 Lot 7

Property Owner: DANIEL KRAMER Cell Phone: (845)353-4230

Address: 65 SOUTH BROADWAY, NYACK, NY Home Phone: _____

Email: ARTCAFEOFNYACK@GMAIL.COM Work Phone: _____

Owner/Tenant: _____ Cell Phone: _____

Address: _____ Work Phone: _____

Email: _____ Cell Phone: _____

Contact Person: _____ Phone: _____

Existing and / or proposed use of structure or land: 1ST FL RESTAURANT & 2ND-3RD FL APT

Project Description: INSTALLATION OF NEW WOOD FRAMED PERGOLA ABOVE EXISTING
FRONT YARD PATIO DINING AREA

Estimated Construction Value: \$ 20,000

Architect / Engineer: DOMINICK R PILLA ASSOCIATES NYS Lic 027028

Address: 143 MAIN ST, NYACK, NY 10960

Email: DOB@DRPILLA.COM Phone: (845)727-7793

Builder / General Contractor: TBD RC Lic #

Address:

Email: Phone:

Plumber: RC Lic #

Address:

Email: Phone:

Heat / Cooling: RC Lic #

Address:

Email: Phone:

Electrician: TBD RC Lic #

Address:

Email: Phone:

ZONING DISTRICT	DMU		
	Required	Existing	Proposed
Coverage	NONE		NO CHANGE
Floor Area Ratio	2	0.68	NO CHANGE
Lot Area	NONE	4826.23 SF	NO CHANGE
Lot Width	NONE	68.76'	NO CHANGE
Street Frontage	NONE	68.76'	NO CHANGE
Front Yard Setback	NONE	27.6'	NO CHANGE
Side Yard Setback	NONE	2.17'	NO CHANGE
Total Side Yard Setback	NONE	29.30'	NO CHANGE
Rear Yard Setback	NONE	0'	NO CHANGE
Building Height - Feet	40	33.25'	NO CHANGE
Building Height - Number of Stories	3	2.5	NO CHANGE
Residential Density	50	9 DU/ACRE (1 DU)	NO CHANGE

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, DOMINICK R PILLA, 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
D. R. Pilla
143 Main St.
Nyack, NY 10960

SWORN to before me this 3rd day of September, 2021.

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

Pamela C. Sagarbarria
Notary Public

PAMELA C. SAGARBARRIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01SA6286921
Qualified in Westchester County
Commission Expires August 5, 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.)