



# Village Of Nyack

Incorporated February 27, 1883



Asst Building Inspector  
Paul Rozsypal  
Fire Inspector  
David Smith  
Code Enforcement Officers  
Richard J. Siddi

BUILDING DEPARTMENT  
9 North Broadway  
Nyack, New York 10960-2697  
(845) 358- 4249

[www.nyack.govbuildingdepartment@nyack.gov](http://www.nyack.govbuildingdepartment@nyack.gov)

MANNY A. CARMONA  
Chief Building Inspector

## ARCHITECTURAL REVIEW BOARD SIGNAPPLICATION

Sign Type: ☐ Awning ☐ Directional ☐ Flag ☐ Freestanding ☐ Gas Station

☐ Projecting ☐ Temporary ☒ Wall ☐ Window

☒ Erection ☐ Moving ☐ Enlargement ☐ Reconstruction ☐ Redesign

☒ Disapproved Permit Appl. ☒ Formal Application ☐ Pre-application Meeting (pursuant to §360-5.4A)

Project Street Address: 8 Waldron Ave Application Date: June 9, 2026

Project Name: ROCKLAND OPHTHALMOLOGY & MEDICINE

Project Location: On the West side of Waldron Ave approximately, 360 feet South  
from the intersection of Waldron Ave and Route 59 in the Village of Nyack.

Business Suite # 3 Floor Level: 1<sup>st</sup> Tax Map Designation: 65.35 1.4

Property Classification: COMMERCIAL

Number of Businesses in the Building: 3 Number of Signs on the Building: 3

Acreage of Parcel 2.02 Zoning District 2.02

Historic Landmark: ☐ Yes ☒ NO historic district: ☐ Yes ☒ NO

☐ Listed on or ☐ eligible for listing on the ☐ State and/or ☐ National Register of  
Historic Places: ☐ Yes ☒ NO

Included in inventory of historic properties & districts within the Village: ☐ Yes ☒ NO

View Protection Overlay District: ☐ Yes ☒ NO

Project Description: (please attach a narrative summary). Installation of 55 sq. ft. of  
channel letters wall sign.

**CONTACT INFORMATION**

|                | NAME/ADDRESS                            | PHONE #/ E-MAIL        | LICENSE # |
|----------------|-----------------------------------------|------------------------|-----------|
| Applicant      | Jimmy Leverony                          | 845-596-3876           |           |
|                | 181 S. Middletown Rd., Nanuet, NY 10954 | alltypesigns@gmail.com |           |
| Property Owner | 8-10 WALDRON REALTY                     | 718-215-3000           |           |
|                | 1250 WATERS PL. BRONX NY                |                        |           |
| Tenant         | DR. LAKHANI                             | 845-624-2929           |           |
|                | 8 WALDRON NYACK NY                      |                        |           |
| Sign Company   | ALL TYPE SIGNA                          | 845-627-7446           | N/A       |
|                | 181 S. MAIN ST. NNAUET NY 10954         |                        |           |
| Sign Installer | ALL TYPE SIGNS                          | 845-627-7446           |           |
|                | 181 S. MAIN ST. NANUET NY 10954         |                        |           |
| Architect      | N/A                                     |                        |           |
|                |                                         |                        |           |
| Electrician    |                                         |                        |           |
|                |                                         |                        |           |

**APPLICATION REFERRAL, REVIEW AND STAFF REPORT**

**§ 360-5.4B(6) Outstanding municipal violations.** Applications for review and approval of any project shall not be deemed complete while there are outstanding municipal violations the application is complete and ready for review.

☒ **Complete** 6/29/2026      ☐ **Incomplete** \_\_\_\_\_

☐ **(1)** If the application is determined to be complete, the applicant will be notified of the additional number of copies required to be submitted for the application to then be processed according to the procedures set forth in this code. An application will be considered complete if it is submitted in the required form, includes all required information and supporting materials, and is accompanied by the applicable fee. The determination of completeness shall not be based upon the perceived merits of the sign proposal.

☐ **(2)** If an application is determined to be incomplete, the Chief Building Inspector shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a future resubmittal. The inclusion of false information in an application is grounds for determination that the application is incomplete.

**§ 360-5.1ARB** Decision-making body pursuant to Table 5-1 Sign Permit: Summary of Decision-making Authority in accordance with **§360-5.13**.

**§ 360-5.13C(3)** The ARB shall approve, approve with modifications or disapprove the application within 60 days of receipt of the complete application, except where a sign application is part of a site plan or special permit application, in which case the sign shall be

reviewed as part of that application. As part of a site plan or special permit application, the decision-making body shall refer the application to the ARB for a recommendation on the application.

Referral Board:   N/A                        Date:                                 

ARB Recommendation: ☐Approved    ☐Disapproved    ☐Condition(s)    Date:           

**§ 360-5.13C(6)** The Building Inspector shall issue a sign permit within **five calendar days** of receipt of the ARB's decision, subject to delivery to the Building Inspector of an insurance certificate, in a form and amount acceptable to the Building Inspector, naming the Village as an additional insured under the permit owner's comprehensive general liability coverage. Such certificate shall provide that the insurance cannot be canceled without 30 days' prior notice to the Village of Nyack Chief Building Inspector. The permit shall be conditioned upon the permit owner keeping such insurance in effect.

☐ Permit Issued:                                                                       ☐Insurance Provided:                                                 

**§ 360-5.13D Criteria.** In reviewing a sign permit application, the ARB shall take into consideration the purpose and intent of this section and all relevant standards of this chapter, including the sign standards of **§ 360-4.11**, as well as strength of illumination of the sign and whether its design, materials and placement are appropriate for the building on which it will be located and compatible with nearby buildings and structures. For properties designated as a landmark or located within a designated historic district, the application must also meet the standards applicable to a certificate of appropriateness.

**§ 360-4.11B(1)**No exterior or interior sign, advertising display or structure, poster or device shall be erected, moved to another portion of the building, enlarged or reconstructed or relettered or redesigned without the owner first having obtained and paid for and having in force a permit therefore from the Architectural Review Board (ARB).

**§ 360-4.11C Restrictions.**

No signs other than signs placed by agencies of the government shall be erected on any public property or public right-of-way unless consent is first obtained from the Village Board of Trustees (VBT).

**Date of VBT Approval:**   N/A  

No sign shall be placed on any private property without the consent of the owner thereof.

No sign shall be placed or painted on any tree or rock.

No sign shall be placed on any utility pole except for utility identification or similar purposes.

☒ **Compliant**                      ☐ **Not compliant**

Signs shall be placed so as not to obliterate, conceal or destroy architectural and decorative trim.

☐ **Compliant**

☐ **Not compliant**

All signs shall be of good quality materials.

☐ **Compliant**

☐ **Not compliant**

The size and content of the sign shall be the minimum essential for legibility and for the provision of information to patrons seeking the particular use described on such sign.

☐ **Compliant**

☐ **Not compliant**

Signs must be placed so that they are integrated with design elements of the building(s) on the lot on which they are placed.

☐ **Compliant**

☐ **Not compliant**

**§ 360-4.11E Permitted signs in nonresidential districts.**

**[Amended 5-26-2011 by L.L. No. 5-2011; 10-13-2016 by L.L. No. 3-2016]**

...In the CC District, the maximum sign area shall be 10% of the total surface area of the building's front facade upon which it is faced or 80 square feet, whichever is lesser. The total area of signage for all businesses or tenants in a building shall not exceed the area of signage that would be allowed if there were a single tenant.

**Existing Sign(s) 287 sq. ft.**

**Proposed Sign(s) 55 sq. ft.**

**Total Signs 18.2 % 342 sq. ft.**

**Front Façade 1,880 sq. ft.**

☐ **Compliant**

☒ **Not compliant**

The following signs are permitted in CC District, provided that they are accessory to a principal use on the premises:

☒ **(1) Wall signs — flat and projecting.**

☒ **(a) One flat wall sign may be erected parallel to the face of the building.**

**(d) Signage in the CC District shall be designed so that it is visible and informative at both the automobile and the pedestrian scale. The following design standards shall apply:**

**[1] Internal illumination is allowed.**

Illuminated ☐ Yes ☒ NO

☒ [2] Flat wall signs

excluding external illuminating devices shall not project more than 12 inches. Any external illuminating devices shall project no more than 42 inches beyond the rest of the wall or any distance above the building.

Projections: Sign 6 inches Illumination N/A inches

☒ Compliant ☐ Not compliant

I. ☐ Multiple occupancy overall sign plan:

When there are two or more occupants of a premises, such as a shopping center or strip mall, an overall plan for signage shall be required prior to installation or replacement of any individual sign. The overall plan shall satisfy all requirements and guidelines of this section. Individual signs shall be the same with regard to materials and color, but letter size and style may vary.

☒ Compliant: Approval was granted under permit BP2021-0133 ☐ Not Compliant  
without an overall plan for signage.

J. ☐ Noncommercial copy:

Any sign authorized in this chapter is allowed to contain noncommercial copy in lieu of any other copy.

**Shall provide the following documents:**

- ☒ Color rendering or photographs of the building front façade before and after the signs and of adjacent properties.
- ☒ Detail specifications of the sign mounting hardware and material.
- ☒ Affidavit that the proposed sign and applicant are authorized by the property owner.
- ☒ Insurance certificate under the permit owner's comprehensive general liability coverage for \$1,000,000. Such certificate shall provide that the insurance cannot be canceled without 30 days' prior notice to the Village of Nyack Chief Building Inspector.

JIMMY LEVERONI  
Applicant Print Name

X JIMMY LEVERONI  
Signature

Date: 6/10/2026

COMPLETED BY BLDG DEPT.

Date of ARB meeting: 7/15/2026

Date application received by the Bldg. Dept: 6/29/2026

Date application is determined to be complete: 7/09/2026

Date of Public Notice 7/2/26

Date of Public Hearing 7/15/2026

PUBLIC COMMENTS: ☐ Opened \_\_\_\_\_ ☐ Closed \_\_\_\_\_  
Date Date

☐ APPROVED: \_\_\_\_\_ to \_\_\_\_\_  
Date Vote Vote

REFERED: ☐ ZBA \_\_\_\_\_ ☐ N/A

☐ DISAPPROVED: \_\_\_\_\_ to \_\_\_\_\_  
Date Vote Vote

FOR THE FOLLOWING REASONS: \_\_\_\_\_  
\_\_\_\_\_

CONDITONS: \_\_\_\_\_  
\_\_\_\_\_

Permit # \_\_\_\_\_

Date Permit Issued: \_\_\_\_\_ Date Permit Expires: \_\_\_\_\_

**§140-15. Application Submittal Fees:**

■ ARB Fee: \$ 250.00 Receipt # & Date: Online 7/1/26

■ Permit Fee: \$ 100.00 ■ C of C Fee: \$100.00 Receipt # & Date: Online 4/10/26

MANNY A. CARMONA  
Chief Building Inspector