

NOTICE OF PUBLIC HEARING

Zoning Board of Appeals
Village of Irvington
Westchester County
New York

#2021-13

NOTICE is hereby given, pursuant to Section 224-98 of the Code of the Village of Irvington, that a public hearing will be held via video conference on May 25, 2021 at 8:00 p.m., upon the application of

Steven Ivkovic – 117 Main Street (2.50-22-8) is seeking a variance of section 224-191 (proposed construction of a sign on or projecting from the exterior wall of a building above the second story) of the Village code in order to install a sign at the above referenced property.

All submissions can be viewed online through the Village website, www.Irvingtonny.gov, on the Board Approvals portal. All persons interested are invited to be present at said video conference.

By order of the Zoning Board of Appeals, Village of Irvington.

Dated: May 11, 2021
Village of Irvington, New York

Signed,
Sarah Gardner, Chairperson
Brenda Jeselnik, Clerk-Treasurer

VILLAGE OF IRVINGTON
APPLICATION TO THE
ZONING BOARD OF APPEALS

Date of Application 05/10/21 Date of Hearing 05/25/21
Owner STEVEN LUKOSIC Address 117 MAIN ST
Regarding Premises shown on the Village Tax Map as Sheet _____ Block _____ Lot 2.50-22-8
Date Acquired _____
Estimated Cost of Construction (including plumbing, heating, plastering, electrical, etc): \$ 500.00
[full project cost as represented on Application for Building Permit]

APPLICATION is hereby made for: (check one)

? Interpretation of Village (Zoning) Code

? Variance from Village (Zoning) Code

Of Section 224-191 of the Village (Zoning) Code.

This application is requested for the following reasons:

INSTALLING A BUSINESS SIGN.

Application Fee (see schedule on reverse): \$ 100.00

Signature: 
Applicant

Notes:

1. If application is for variance, attach rejected application for Building Permit or a letter from the Building Inspector regarding the application, or documentation of a referral from the Planning Board.
2. Attach site plan / layout showing details of variance(s) requested.
3. File one (1) original and eight (8) copies of completed application form including any attachments with the Village Clerk, 85 Main Street, Irvington, New York, together with payment of the required fee.

VILLAGE OF IRVINGTON
APPLICATION TO THE
ZONING BOARD OF APPEALS

FEE SCHEDULE
(Adopted June 2, 2003)

<u>Estimated Cost of Construction</u>	<u>Application Fee</u>
Up to \$100,000	\$100
Up to \$250,000	\$150
Up to \$500,000	\$200
Up to \$750,000	\$250
Up to \$1,000,000	\$300
Greater than \$1,000,000	\$500

VILLAGE OF IRVINGTON

BUILDING DEPARTMENT

85 MAIN STREET

IRVINGTON, NEW YORK 10533

TEL: (914) 591-8335 • FAX: (914) 591-5870



2021-05-09

Re: Steve Ivkoscic
117 Main Street
Irvington, New York 10533
PID # 2.50-22-8

Steve Ivkoscic

I regret to inform you that at the ARB meeting your application to install a sign at the above mentioned address was denied. Your application for this work fails to meet the Village of Irvington's Zoning Code requirements in the Business District for:

224-191 proposed construction of a sign on or projecting from the exterior wall of a building above the second story

All information taking from plan provided, if you need any information or detail regarding the above please feel free to call me at 914-591-8335.

Sincerely

Edward P. Marron Jr.
Building Inspector

§ 224-191 Prohibited signs.

Unless otherwise provided, the following signs are prohibited throughout the Village:

A. Signs that emit smoke, visible vapors or particles, sound or odor.

B. Roof signs.

C. Signs of such a design and location that they interfere with, compete for attention with, or may be mistaken for a traffic signal.

D. Freestanding signs except as set forth in §§ 224-192 and 224-193 and §§ 184-24 through 184-32 (sidewalk vending) of this Code.

E. Signs on or projecting from any exterior wall of a building above the second story.

APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	331	Date:	03/27/2021
Job Location:	117 MAIN ST	Parcel ID:	2.50-22-8
Property Owner:	Steven Ivkoscic	Property Class:	TWO FAMILY RES
Occupancy:	Mixed Use	Zoning:	
Common Name:	1		

Applicant	Contractor
Steven Ivkoscic	Steven Ivkoscic
Ivkoscic Painting	Ivkoscic Painting
117 Main StreetIrvington NY 10533	117 Main Street Irvington NY 10533
9149075102	9149075102

Description of Work

Type of Work:	Sign (Business Dist. only)	Applicant is:	Owner
Work Requested by:		In association with:	
Cost of Work (Est.):	500.00	Property Class:	TWO FAMILY RES

Description of Work

Installing a sign on the front of the building

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 117 MAIN ST

Parcel Id: 2.50-22-8

AFFIDAVIT OF APPLICANT

I **Steven Ivkoscic** being duly sworn, depose and says: That s/he does business as: **Ivkoscic Painting** with offices at: **117 Main Street Irvington NY 10533** and that s/he is:

- ☒ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☐ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds


Applicant's Signature

OWNER'S AUTHORIZATION

I **Steven Ivkoscic** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914-907-5102 Owner email address STIPE2914@GMAIL.COM

- ☒ STEVEN IVKOSCIC I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds


Applicant's Signature

George Latimer
Westchester County Executive

Westchester
gov.com

James Maisano
Director, Consumer Protection

Department of Consumer Protection Home Improvement License

IVKOSIC PAINTING CORP
19 MOUNT PLEASANT LANE
IRVINGTON, NY-10533

This license is issued in accordance with Article XVI of the Westchester County Consumer Protection Code and is valid only upon presence of the official department seal. Proof of citizenship or immigration status is not required for issuance of this license.
NOT FOR FEDERAL PURPOSES

License Number
WC-23923-H11



Date of Expiration
04/01/2023



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/05/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BNC Insurance Agency 90 South Ridge Street Rye Brook NY 10573	CONTACT NAME: Janet DiGennaro PHONE (A/C, No, Ext): (914) 937-1230 FAX (A/C, No): (914) 937-1124 E-MAIL ADDRESS: jdigennaro@bncagency.com																					
INSURED Ivkosic Painting Corp. 19 Mount Pleasant Ln Irvington NY 10533	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Hartford Fire Insurance Co.</td><td>19682</td></tr><tr><td>INSURER B:</td><td>Hartford Accident & Indemnity</td><td>22357</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Hartford Fire Insurance Co.	19682	INSURER B:	Hartford Accident & Indemnity	22357	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER F:																						

COVERAGES**CERTIFICATE NUMBER:** CL212199775**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		16SBMNC0789	03/17/2021	03/17/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			16UECBI8987	03/17/2021	03/17/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			16SBMNC0789	03/17/2021	03/17/2022	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Village of Irvington is included as an additional insured when required under written Contract or Agreement.

CERTIFICATE HOLDER**CANCELLATION**Village of Irvington Building Department
85 Main Street

Irvington

NY 10533

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

***** 133827589
BNC INSURANCE AGENCY
90 S RIDGE ST
RYE BROOK NY 10573



SCAN TO VALIDATE
AND SUBSCRIBE

POLICYHOLDER IVKOSIC PAINTING CORP. 19 MOUNT PLEASANT LANE IRVINGTON NY 10533		CERTIFICATE HOLDER VILLAGE OF IRVINGTON BUILDING DEPARTMENT 85 MAIN STREET IRVINGTON NY 10533	
POLICY NUMBER W2461 708-6	CERTIFICATE NUMBER 409800	POLICY PERIOD 02/17/2021 TO 02/17/2022	DATE 4/2/2021

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2461 708-6, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER CLAIMS OR SUITS THAT ARISE FROM BODILY INJURY SUFFERED BY THE OFFICERS OF THE INSURED CORPORATION.

PRESIDENT
STEVEN J IVKOSIC
IVKOSIC PAINTING CORP.
1 OF 1

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 484830583



CERTIFICATE OF INSURANCE COVERAGE DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only)

IVKOSIC PAINTING CORP.
19 MOUNT PLEASANT LANE
IRVINGTON, NY 10533

Work location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)

1b. Business Telephone Number of Insured

(914) 591-8141

1c. Federal Employer Identification Number of Insured
or Social Security Number

13-3827589

2. Name and Address of Entity Requesting Proof of Coverage
(Entity Being Listed as the Certificate Holder)

Village of Irvington
85 Main Street
Irvington, NY 10533

3a. Name of Insurance Carrier

The Guardian Life Insurance Company of America

3b. Policy Number of Entity Listed in Box "1a"

00990499-0000

3c. Policy effective period

02/17/2021

to

02/17/2022

4. Policy provides the following benefits:

- ☒ A. Both disability and paid family leave benefits.
☐ B. Disability benefits only.
☐ C. Paid family leave benefits only.

5. Policy covers:

- ☒ A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
☐ B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 04/02/2021

By

(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 1-888-278-4542

Name and Title

Raymond J. Marra - Senior Vice President, Group and Worksite Products

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

State of New York Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.

Date Signed _____ By _____

(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number _____

Name and Title _____

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.



VILLAGE OF IRVINGTON

BUILDING DEPARTMENT

85 MAIN STREET

IRVINGTON, NEW YORK 10533

TEL: (914) 591-8335 • FAX: (914) 591-5870

Web Site: www.Irvingtonny.gov



BUSINESS DISTRICT SIGN AND AWNING PERMIT APPLICATION CHECK LIST

It is suggested that all applicants applying for a sign permit read and understand ARTICLE XXVIII prior to applying to the Architectural Review Board for a sign or awning in the Business District.

REQUIREMENTS TO APPLY TO THE ARCHITECTURAL REVIEW BOARD

- 1) Apply on line at www.Irvingtonny.gov for sign permit under building permits and along with your application submit to the building department the following:
- 2) Written authorization from the building owner on which the sign and or awning if the applicant is not the owner.
- 3) Evidence of Workers Compensation Insurance (on a C-105 or equivalent) and Liability Insurance of at least \$1,000,000 held by any installer, and any manufactures warranties.
- 4) For any sign or awning projecting over village property the applicant and owner of the building must provide evidence of a liability insurance in compliance with 224-195.(6) naming the Village of Irvington additional insured.
- 5) A scaled drawing depicting the dimensions of the building front and windows including an awning if one is used to a scale of one inch equals a one foot including:
 - a. Dimensions of business frontage
 - b. Dimensions of all openings
 - c. Dimensions of all existing signage to remain
- 6) A drawing of the proposed sign(s) and or awning, accurately showing dimensions, with a scale of not less than one inch equals one foot including:
 - d. Dimensions of all proposed signage
 - e. dimensions and layout of the letter forms
 - f. Dimensions and layout of all graphic's
 - g. Details on all thickness of proposed signs
- 7) The following calculations are required:
 - h. Business establishment building frontage
 - i. Aggregate business frontage area (Business establishment building frontage X 12 feet)
 - j. Square foot calculations of each individual window including glass doors
 - k. Square foot calculation of each proposed sign including any signage on an awning.
 - l. Square foot calculation of all permanent signage within four (4) feet of the inside of a window.
- 8) Samples of each material and color to be used in the sign and or awning.
- 9) Details of any lighting proposed for the sign of area.
- 10) Photographs clearly showing the building facade in its entirety and that of immediately adjacent buildings.
- 11) Close up photographs of building in the location of proposed sign and or awning are to be installed.
- 12) Separate details of all connections of the sign and or awning to the building
- 13) Separate details of all connection detail locations
- 14) For proposed awnings and recovers the following additional information is required:
 - m. A scaled drawing of the framing
 - n. Support details including all fastening methods
 - o. Detail showing all location of connections and fasteners
 - p. Details of any operating mechanism and its enclosure
 - q. Dimensions on the elevation drawing showing height of awning of sidewalk
 - r. Dimensions shown on a cross section detail of the building showing the awnings projection from the building.
- 15) Submit check list with submission

Applicant Name: Steven Ivkovic

Signature: 

Date: 03/12/21

By signing this form you attest to reading the attached sign ordinance and that all information asked for above has been submitted and the information submitted is correct.

Please note pursuant to 224-80.B.1.i that additional information may be required after submission from the Architectural Review Board or Building Department.

Note: the following list above is given to assist in the application process. It is not intended to be a replacement for the attached code. Unique and Special projects may require additional information, please review the attached code carefully before submitting an applications for a sign or awning permit.

Hours of Construction: Monday-Friday 7AM-7PM; Saturday 9AM-5PM; Sunday and holiday's construction is prohibited

LOCAL LAW 7 OF 2013

AMENDING THE VILLAGE CODE WITH RESPECT TO SIGNS AND AWNINGS

Be it enacted by the Board of Trustees of the Village of Irvington that Chapter 224 (Zoning) of the Code of the Village of Irvington is amended as follows:
Section 1: A new Article XXIX, Signs and Awnings, is hereby added to the Zoning Code, to read as follows:

ARTICLE XXIX SIGNS AND AWNINGS

§ 224-188. Purposes.

This article is enacted to promote the public health, safety, and welfare and for the following purposes:

- A. To create a legal framework for a comprehensive and balanced system of street graphics that will coordinate the type, placement, and scale of existing and proposed exterior signs and interior signs placed for external observation.
- B. To encourage the effective use of signs as a means of communication in the Village.
- C. To protect property values throughout the Village and enhance the business district as a shopping, business and tourist destination.
- D. To protect against clutter and blight and to enhance the physical and natural beauty of the Village by ensuring the creation of street graphics that are appropriate to the historic and architectural character of Irvington.
- E. To improve pedestrian and traffic safety.
- F. To control the effect of signs, including glare, on adjacent public and private property.

§ 224-189. Applicability.

A sign or awning may be erected, placed, established, painted, created or maintained in the Village of Irvington only in conformance with the requirements of this article.

§ 224-190. Definitions.

As used in this article, the following terms shall have the meanings indicated:

AWNING – Any structure made of fabric or other material and a structural frame, whether retractable or not, attached to the face of a building and supported by such attachment, and projecting over a sidewalk or thoroughfare. The term “awning” shall include “canopy.”

BOARD OF ARCHITECTURAL REVIEW – Board of Architectural Review of the Village of Irvington.

BUILDING INSPECTOR – Building Inspector of the Village of Irvington or his/her designee.

BUILDING DEPARTMENT – Building Department of the Village of Irvington.

BUSINESS ESTABLISHMENT – Any premises, either separate or defined by permanent party walls within a building, with a common entrance or entrances for one or more businesses conducted therein.

CANOPY – Any structure made of fabric or other material and a structural frame, attached to the face of a building and supported by such attachment, and projecting over an entrance to a building.

ERECT – To paint, build, construct, alter, display, relocate, attach, hang, place, suspend or affix. Such term does not include maintenance and repair but does include the repainting or refinishing of a sign in a manner that changes the color or design of the sign or any of its components.

ROOF – When used with respect to an awning, the upward-facing surface, whether planar or bowed, that extends from the facade of the building on which the awning is mounted to its valance.

SIGN – Any material, structure, or device containing or composed of letters, pictures, or symbols, designed or used for the purpose of attracting, or that does attract, the attention of the public to the subject matter thereof; and located either out of doors, on the exterior of a building, on an awning, or inside a building within four feet of a window, and in a manner to be viewed principally by passersby. A national, state, or local flag shall not be considered a sign.

STREET – Any public or private way, including but not limited to any sidewalk, courtyard, street, avenue, alley, lane, road, or thoroughfare.

SURFACE AREA – When used with respect to signs, the entire area within a single continuous perimeter enclosing all elements that form an integral part of the sign. The structure supporting a sign shall be excluded unless the structure is designed in a way to form an integral background for the display.

VALANCE – When used with respect to an awning, a vertical surface, which is plumb from the lowest and/or farthest projecting edges of the roof and is not a wing.

VILLAGE – Village of Irvington, New York.

WINDOW – Each window comprises contiguous panes of glass or other transparent or translucent material, including panes divided by window dividers, within a common frame or border and a single plane, visible from the exterior of a building.

WING – When used with respect to an awning, the side-facing surface, the horizontal dimension of which is perpendicular to the valance and to the face of the building on which the awning is mounted.

§ 224-191. Prohibited signs.

Unless otherwise provided, the following signs are prohibited throughout the Village:

- A. Signs that emit smoke, visible vapors or particles, sound or odor.
- B. Roof signs.
- C. Signs of such a design and location that they interfere with, compete for attention with, or may be mistaken for a traffic signal.
- D. Free standing signs except as set forth in §§ 224-192 and 224-193 and §§ 184-24 through 184-32 (Sidewalk Vending) of this Code.
- E. Signs on or projecting from any exterior wall of a building above the second story.

§ 224-192. Signs not requiring a permit.

A. The following types of signs may be erected and maintained and do not require permits or review by the Board of Architectural Review provided that they otherwise comply with the requirements of this article:

- (1) Traffic and directional signs erected by a governmental body.
- (2) Emergency or cautionary signs erected for the safety of the public.
- (3) Number and name plates identifying the owner or resident of the house and the address, mounted on a house, apartment, or mailbox, or located at the front of the driveway or property. The surface area of each such sign shall not exceed one square foot.
- (4) Signs identifying the business or tenant of a permitted professional office or studio in a residence. Each sign shall be limited to one square foot in surface area and there shall be no more than one such sign for each such office or studio on any premises.
- (5) Signs indicating the private nature of a road, driveway, or other premises and signs limiting the use of private property by the public. Each such sign shall be limited to two square feet in surface area.
- (6) Historical markers, tablets, memorial signs and plaques, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze, stainless steel or similar material, and emblems installed by a governmental body.
- (7) Nonilluminated signs used by places of worship to identify the place of worship and the names of clergy and impending programs of worship, provided each such sign does not exceed three feet by four feet in dimension.
- (8) Informational signs on business establishments relating to business hours, entrance and egress, licenses, credit cards, or as required by law.
- (9) Temporary signs made of cardboard, paper, canvas or other materials, not exceeding 30% of any window or other surface.
- (10) “Open house” and “For sale” signs in residential districts.
 - (a) “Open house” signs on private property for sale or lease. In all residential districts “open house” signs advertising the sale or rental of the premises can be displayed only between the hours of 8:00 a.m. and 8:00 p.m. on the day of the event. Said signs cannot be larger in size than five square feet and must be located not nearer than five feet to any property line, unless such other location is the only usable space visible from a street. Said signs must be removed at the end of each day they are displayed.
 - (b) “Open house” signs on public property or private property other than property for sale or lease. In all residential districts, for every open house, there will be permitted a maximum of three signs on public property or private property other than the property for sale or lease directing to or advertising the open house. Said signs cannot be larger in size than five square feet and, if on public property, must be located not nearer than five feet to any property line. Said signs must be removed at the end of each day they are displayed.
 - (c) “For sale” or “for rent” signs. In all residential districts only one permanent sign advertising the sale or rental of the premises can be displayed. Such sign can be of an area of not over five square feet. Such sign shall be located on the front wall of a building or, if freestanding, then not nearer than ten feet to any street or property line, unless such other location is the only usable space visible from a street.

B. The exemptions in this section shall not be construed to permit any sign prohibited by § 224-191 of this article.

§ 224-193. Signs on business establishments.

A. Permit required. Unless specifically exempted in this article, no sign may be erected or displayed on or in front of a building facade, awning, or window, or within four feet of a window of a business establishment, without first obtaining approval from the Board of Architectural Review. If the Board of Architectural Review approves a duly filed application for a sign permit, the Building Inspector shall issue the permit.

B. Limitations on signs per business establishment. Subject to subsection C of this section:

(1) The aggregate surface area of all signs for each business establishment, inclusive of laterally projecting signs and any signs in § 224-192, shall be limited to 25 % of the business frontage area, which is determined by multiplying the length of the street frontage of the first story of the business establishment by 12 feet.

(2) Such signs may be displayed on the building, on an awning or a window, or within four feet of a window, and shall project no further than three inches beyond the face thereof, except as otherwise set forth in this article.

(3) Not more than 30% of any window, inclusive of any signs in § 224-192, shall be covered by signs.

(4) Where a building containing a business establishment is set back more than 10 feet from the street, a sign may be located between the building and the front property line. Such sign, including all sides of a multifaceted sign, shall not exceed 24 square feet in area.

(5) One laterally projecting sign shall be permitted per business establishment, but it shall be limited to 15 square feet per face and shall project no further than eight feet from the façade of the building establishment. No part of any such sign or its supporting structure shall be closer to the sidewalk or ground than seven and one-half feet.

C. Architectural Review Board guidelines for signs on business establishments. The design, color, character, size, scale, and lighting of signs shall be in keeping with and appropriate to the architectural design of the building or structure upon which they are placed, the design of neighboring properties and adjacent signs, and the character of Irvington and its business district. To the maximum extent practicable, the following guidelines should be followed:

(1) Signs should be oriented to pedestrians and slow-moving vehicular traffic.

(2) Signs should fit within the existing architectural features of the building facade.

(3) A sign's size and shape should be proportional to the detailing of the building.

(4) Sign colors should be harmonious with the building color scheme.

(5) Sign materials should be harmonious with the materials and architectural features of the building.

(6) The size, shape, materials and color of a sign should be harmonious with the materials and architectural features of adjacent buildings.

(7) Signs on adjacent buildings should be horizontally aligned with one another.

(8) Signs should be compatible with the character of Irvington and its business district.

(9) For signs on windows, transparent signs are preferable to opaque signs.

(10) Flashing, moving, fluttering, changing or intermittently illuminated signs are generally not permitted, except that the ARB may permit such a sign if it finds that it otherwise meets the purposes of this article and the general standards in this section. If permitted, such signs may not operate between 9:00 p.m. and 6:00 a.m.

(11) Signs externally illuminated by an enclosed light source shall be allowed only so long as the light source is shielded or screened so as not to be seen by residences, other businesses, or passersby from a normal viewing angle; and the light source is limited to natural white lamps or fixtures creating a reasonably uniform distribution of light over the full extent of the sign.

(12) Panel and hanging signs should have a molding applied around the edges to help resist deterioration and fading.

(13) On masonry buildings, fasteners should be installed in mortar rather than in the masonry itself.

(14) Window and door signs should be applied where they will least obstruct visibility into the premises.

(15) Signs should not completely cover kick plates or window transoms.

(16) Signs should not conceal architectural detail, clutter a building's image, or distract from the unity of a façade.

(17) Building directories are encouraged for multi-tenanted buildings, rather than individual signs for each business.

§ 224-194. Awnings on business establishments.

A. Permit required. No awning may be erected or maintained on a business establishment without first obtaining approval from the Board of Architectural Review. If the Board of Architectural Review approves a duly filed application for such permit, the Building Inspector shall issue the permit.

B. Awning construction.

(1) The awning shall be supported solely by the face of the building to which it is attached.

(2) The awning, including the operating mechanism and its enclosure, shall be designed, fabricated, and installed to conform to the shape and dimensions of window and doorway openings and to the limits of the storefront or building facade.

(3) The awning covering shall be made of fabric, canvas or other soft materials. No awning covering shall be constructed of metal, plastic, fiberglass or other rigid materials.

(4) The rigid awning structure, including operating arms and braces, shall be concealed from view to the fullest extent possible.

C. Awning dimensions.

- (1) No part of any awning or canopy shall be closer to the sidewalk or ground than seven and one-half feet.
- (2) No part of any awning or canopy shall project from the face of a building to a distance of more than five feet from the building to which it is attached.

D. Awning lettering.

- (1) Lettering shall be limited to 12 inches in height per line of text. Graphics shall be limited to 24 inches in height.
- (2) No valance shall contain any graphic more than four square feet in area. The area of a graphic representation shall be measured as the area of the smallest circle, triangle, and/or rectangle which encompasses all of the graphic representation.
- (3) The lettering and graphic on an awning shall be included in the aggregate area of all signs permitted under § 224-193.

E. Awnings shall not be backlit.

F. No sign, hanging temporary sign, or other thing shall be attached to or project from any awning, except for seasonal decorations in season.

G. No awning shall interrupt the line of sight of a motorist to any public roadway.

H. Awning colors should be harmonious with the building color scheme and that of adjacent buildings.

I. Awnings should be compatible with the character of Irvington and its business district.

§ 224-195. Administration.

A. Safety and structural regulations.

- (1) Awnings and sign brackets must be installed by a licensed and insured contractor.
- (2) Laterally projecting signs must be designed by a licensed architect or engineer, who certifies that the sign and its supporting structure meet the New York State Building Code. Such signs must be installed by a licensed and insured professional or sign contractor.
- (3) The structure of an awning extending over Village property must be designed by a licensed engineer or architect.
- (4) No sign or awning shall impede ingress to, or egress from, any door, window or fire escape. No sign or awning shall be attached to a standpipe or fire escape.
- (5) All signs and awnings, together with all supports, braces, hoods, guys and anchors, shall be kept in good repair and shall be painted or cleaned as often as necessary to maintain a safe, and clean, neat and orderly appearance.
- (6) For any sign or awning projecting over Village property, liability insurance in the amount of \$1,000,000, naming the Village of Irvington as an additional insured, must be maintained.

B. Permit procedure.

- (1) All applications for permits for signs and awnings shall be submitted to the Building Department for review by the Architectural Review Board on a form supplied by the Building Department.
- (2) An application for a permit under this article shall include:
 - (a) A drawing depicting the dimensions of the building front and windows, including an awning if one is used, to a scale of one inch equals one foot, unless the information is already on file in the Building Department.
 - (b) A drawing of the sign(s) and/or awning, accurately showing dimensions, with a scale of no less than one inch equals one foot. The size and layout of letterforms and graphics and materials, colors and thickness shall be indicated.
 - (c) Samples of each material and color to be used in the sign and/or awning.
 - (d) Details of any lighting proposed for the sign.
 - (e) Photographs clearly showing the building facade in its entirety and that of immediately adjacent buildings. One photograph should be a close-up of where the proposed sign and/or awning will be erected.
 - (f) Details of all connections of the sign or awning to the building and location of connections.
 - (g) Written authorization by the owner of the premises on which the sign or awning is to be erected, if the applicant is not the owner.
 - (h) Evidence of workers' compensation insurance and liability insurance of at least \$1,000,000 held by any installer and naming the Village as an additional insured, and any manufacturer's warranties.

- (i) Any additional documents the Board of Architectural Review or Building Department may reasonably request.
- (j) An application fee as set forth in Chapter 114 of the Code of the Village of Irvington.
- (k) For any sign or awning projecting over Village property, proof of insurance required by § 224-195.A(6).
- (3) The Building Department shall forward all completed applications to the Board of Architectural Review.
- (4) The Board of Architectural Review may approve, approve with modifications, or disapprove the sign and/or awning.
- (5) Appeals.
- (a) Any applicant who has been denied a permit under this article may appeal to the Zoning Board of Appeals within 30 days of the denial by the Board of Architectural Review.
- (b) The Zoning Board of Appeals is authorized to affirm or reverse the determination of the Board of Architectural Review with respect to signs and awnings. In affirming or reversing, the Zoning Board of Appeals may impose such reasonable conditions and restrictions as are directly related to or incidental to the proposed sign or awning.
- C. Compliance with and expiration of permit.
 - (1) The applicant shall be responsible for the accuracy of all dimensions relating to the building and the sign and/or awning. In cases where the actual sign or awning does not conform to the approved design, the applicant may be required at his own expense, to remove, correct, or replace the sign.
 - (2) A permit issued under this article shall be void if the sign or awning authorized by it has not been erected according to its approval and a certificate of compliance is not requested, pursuant to chapter 95 of this Code, within 180 days after the date of issuance of a permit. The applicant for the permit shall be responsible for applying for and receiving a certificate of compliance.
- D. Abandoned signs and awnings.
 - (1) A sign or awning is abandoned when it:
 - (a) Is located on a building or tenant space that becomes vacant;
 - (b) Pertains to a time, event, or purpose that no longer applies; or
 - (c) Advertises or pertains to a business, activity, product, or service no longer conducted or offered on the premises;
 - (2) Any abandoned sign or awning must be removed by the building owner or tenant within 30 days after it becomes abandoned.
- E. Nonconforming signs and awnings.
 - (1) All signs and awnings existing and erected at the time of the adoption of this article by the Board of Trustees, except for temporary signs, signs expressly prohibited by § 224-191 of this article, and signs expressly prohibited under § 224-36.A(11)(e) and (f) of the sign regulations in effect immediately preceding the adoption of this article, shall be exempt from the provisions of this article.
 - (2) Notwithstanding subdivision (1), any sign or awning permitted by subdivision (1) of this section may not be altered or replaced unless the alteration or replacement brings it into conformity with this article, and any existing sign and awning must comply with the New York State Building Code.
 - (3) All existing signs and awnings that are not exempt from the provisions of this article pursuant to subsection (1) above must be removed by the business establishment or property owner within 90 days after the adoption of this article by the Board of Trustees, unless the business or owner applies for and receives approval from the Board of Architectural Review. Such application must be made within 60 days after adoption of this article.
- F. Violations, revocation of permit.
 - (1) The Building Inspector may issue a notice of violation to building owners and tenants for failing to comply with the approved plan for the sign or awning, for failing to maintain any insurance required by this article, or for violating any provision of this article. Such notice shall be in writing and specify the Code provision violated, the remedial action to be taken, and the time limit for compliance, which shall be 30 days from the date of the notice of violation.
 - (2) The Building Inspector may revoke a permit where any sign or awning violates this article, but only after the violator is served with a written notice specifying the violation and fails to remedy the violation within 30 days.
 - (3) The Village of Irvington may, with 30 days prior written notice to the owner of the business establishment and/or property owner, remove any sign or awning that is in violation of this article without further notice or further proceedings, at the expense of the owner of the business establishment or property.
 - (4) In addition to any other penalty, any violation of this article shall be punishable by a fine to be determined by resolution of the Board of Trustees.

Section 2: The existing language of § 224-8.B(5) (Use regulations in One-Family Residence Districts) is hereby deleted and replaced with the following:

- (5) Signs permitted by § 224-192.A(2), (3), (4), (5), (6) and (10).

Section 3: The existing language of § 224-36.A(11) (Use regulations in Business District) is hereby deleted and replaced with the following:

(11) Signs, but only in accordance with Article XXIX of this chapter.

Section 4: The existing language of § 224-36.A(16) (Use regulations in Business District) is hereby deleted and replaced with the following:

(16) Awnings and canopies, but only in accordance with Article XXIX of this chapter.

Section 5: The existing language of § 224-43 (Signs in Industrial District) is hereby deleted and replaced with the following:

Signs and awnings shall be permitted in the Industrial District, but only in accordance with Article XXIX of this chapter.

Section 6: The existing language of § 224-46.B(1)(l) and (m) (Use regulations in Railroad District) is hereby deleted and replaced with the following:

(l) Signs, but only in accordance with Article XXIX of this chapter.

(m) Canopies, but only in accordance with Article XXIX of this chapter.

Section 7: Subsection B of § 224-35 (regulating real estate and open house signs) is hereby deleted, and the title of § 224-35 is hereby amended to read "Outdoor lighting."

Section 8: Chapter 71 of the Code (Advertising Devices) is hereby deleted in its entirety.

Section 9: All ordinances, local laws, and parts thereof inconsistent with this local law are hereby repealed.

Section 10: This local law shall take effect upon filing with the Secretary of State.

SIGN AND AWNING WORK SHEET #1



ALLOWABLE SIGN AND TEMPORARY SIGN WORKSHEET

Project Information:

Address: 117 Main St
 Unit # first floor
 PID # 2.50-22-8
 Acct# 2284250
 S/B/L/P 04/06/0216/44A

Building Criteria

Const. Classification: 5B
 Use Classification: Business
 Frame Type: Wood
 Fuel Type: gas
 Heating System: hot water
 Fire Sprinkler : Yes: No: x

Owner Information:

Name Ivkoscic
 Street Address 117 Main St
 Town/State/Zip Irvington NY 10533
 Email Address info@ivkoscicpainting.com
 Phone Number 914-907-5102

Tenant Information:

Name Ivkoscic
 Street Address 117 Main St
 Town/State/Zip Irvington NY 10533
 Email Address Irvington NY 10533
 Phone Number 914-907-5102

FOR SIGNS IN THE BUSINESS, INDUSTRIAL, RAILROAD DISTRICT

EXISTING CONDITIONS AND ALLOWABLE SIGN COVERAGE									
ALLOWABLE SIGN COVERAGE CALCULATION									
BUSINESS FRONTAGE		20 IN FEET							
		X 12 FEET							
EQUALS		240							
		X .25							
EQUALS		60		ALLOWABLE SQ FT PERMANENT SIGN					
(NOTE: not more than 30% of a window inclusive of 224-192 shall be covered by a sign)									
ALLOWABLE WINDOW COVERAGE CALCULATION									
	WIDTH		HEIGHT	TOTAL		ALLOWABLE			
WINDOW #1	2.3'	x	4.0'	9.2'	sqft	X 0.30 =	2.76'	sqft	
WINDOW #2	1.75'	x	3.0'	5.25	sqft	X 0.30 =	1.57'	sqft	
WINDOW #3		x			sqft	X 0.30 =		sqft	
WINDOW #4		x			sqft	X 0.30 =		sqft	
WINDOW #5		x			sqft	X 0.30 =		sqft	
WINDOW #6		x			sqft	X 0.30 =		sqft	
WINDOW #7		x			sqft	X 0.30 =		sqft	
WINDOW #8		x			sqft	X 0.30 =		sqft	
WINDOW #9		x			sqft	X 0.30 =		sqft	
WINDOW #10		x			sqft	X 0.30 =		sqft	
				TOTAL WINDOW SQ FT		4.35'		SQ FT	
Note: window coverage inclusive of all signage listed in 224-192 not requiring ARB approval. Note: window coverage inclusive of permanent and temporary window signage									
* APPLICANT TO PROVIDE A PHOTO OF STORE FRONT NUMBERING EACH WINDOW									

WINDOW – Each window comprises contiguous panes of glass or other transparent or translucent material, including panes divided by window dividers, within a common frame or border and a single plane, visible from the exterior of a building.

NOTE: The following calculations above are given to assist in the application process. It is not intended to be a replacement for other requirements or sections of the code . Unique and Special projects may require additional information, please review the attached code carefully before submitting an applications for a sign or awning permit.

NOTE: SIZES AND NOTES TAKEN HERE IN AND REFERENCED ARE OF EXISTING CONDITIONS AT THE TIME OF INSPECTION AND MAY CHANGE IT IS THE RESPONSIBILITY OF THE APPLICANT TO UPDATE THE ABOVE INFORMATION PRIOR TO SUBMISSION

SIGN AND AWNING WORK SHEET #2



PROPOSED AND EXISTING SIGN AND TEMPORARY SIGN WORKSHEET

Project Information:

Address 117 Main St
 Unit # first floor
 PID # 2.50-22-8
 Acct# 2284250
 S/B/L/P 04/06/0216044A

Owner Information:

Name Ivkosic
 Street Address 117 Main St
 Town/State/Zip Irvington NY 10533
 Email Address info@ivkoscipainting.com
 Phone Number 914-907-5102

Tenant Information:

Name Ivkosic
 Street Address 117 Main St
 Town/State/Zip Irvington NY 10533
 Email Address info@ivkoscipainting.com
 Phone Number 914-907-5102

FOR SIGNS IN THE BUSINESS, INDUSTRIAL, RAILROAD DISTRICT

GRAND/ATHERED YES / NO		COMPART / NON COMPLANT		DOCUMENTED / UNDOCUMENTED		EXISTING AND PROPOSED SIGN CALCULATIONS					
EXISTING SIGN COVERAGE TO REMAIN						PROPOSED SIGN COVERAGE					
		WIDTH	HEIGHT	SQ FT	DISCRIPTION OF SIGN		WIDTH	HEIGHT	SQ FT	DISCRIPTION OF SIGN	
		SIGN "A"		0			SIGN "1"	5	3	0 Hanging Sign	
		SIGN "B"		0			SIGN "2"		0		
		SIGN "C"		0			SIGN "3"		0		
		SIGN "D"		0			SIGN "5"		0		
		SIGN "E"		0			SIGN "6"		0		
		SIGN "F"		0			SIGN "7"		0		
		SIGN "G"		0			SIGN "8"		0		
		SIGN "H"		0			SIGN "9"		0		
		SIGN "I"		0			SIGN "10"		0		
		SIGN "J"		0			SIGN "11"		0		
		SIGN "K"		0			SIGN "12"		0		
				0	TOTAL EXISTING PERMAINENT SIGN					0	TOTAL EXISTING PERMAINENT SIGN

* APPLICANT TO PROVIDE A SEPARATE PHOTO OF STORE FRONT LABELING EACH EXISTING AND PROPOSED SIGN

Note: window coverage inclusive of permanent and temporary window signage
 Note: window coverage inclusive of all signage listed in 224-192 not requiring ARB approval.

GRAND/ATHERED YES / NO		COMPART / NON COMPLANT		DOCUMENTED / UNDOCUMENTED		EXISTING AND PROPOSED WINDOW AND TEMPORARY SIGN CALCULATIONS					
EXISTING WINDOW AND TEMPORARY SIGN COVERAGE TO REMAIN						PROPOSED WINDOW AND TEMPORARY SIGN COVERAGE					
		WIDTH	HEIGHT	SQ FT	DISCRIPTION OF SIGN		WIDTH	HEIGHT	SQ FT	DISCRIPTION OF SIGN	
		SIGN "TA"		0			SIGN "T1"		0		
		SIGN "TB"		0			SIGN "T2"		0		
		SIGN "TC"		0			SIGN "T3"		0		
		SIGN "TD"		0			SIGN "T5"		0		
		SIGN "TE"		0			SIGN "T6"		0		
		SIGN "TF"		0			SIGN "T7"		0		
		SIGN "TG"		0			SIGN "T8"		0		
		SIGN "TH"		0			SIGN "T9"		0		
		SIGN "TI"		0			SIGN "T10"		0		
		SIGN "TJ"		0			SIGN "T11"		0		
		SIGN "TK"		0			SIGN "T12"		0		
				0	TOTAL EXISTING PERMAINENT SIGN					0	TOTAL EXISTING PERMAINENT SIGN

* APPLICANT TO PROVIDE A SEPARATE PHOTO OF STORE FRONT LABELING EACH EXISTING AND PROPOSED SIGN

Note: window coverage inclusive of permanent and temporary window signage
 Note: window coverage inclusive of all signage listed in 224-192 not requiring ARB approval.

SIGN – Any material, structure, or device containing or composed of letters, pictures, or symbols, designed or used for the purpose of attracting, or that does attract, the attention of the public to the subject matter thereof; and located either out of doors, on the exterior of a building, on an awning, or inside a building within four feet of a window, and in a manner to be viewed principally by passersby. A national, state, or local flag shall not be considered a sign.

NOTE: The following calculations above are given to assist in the application process. It is not intended to be a replacement for other requirements or sections of the code . Unique and Special projects may require additional information, please review the attached code carefully before submitting an applications for a sign or awning permit.

NOTE: SIZES AND NOTES TAKEN HERE IN AND REFERANCED ARE OF EXISTING CONDITIONS AT THE TIME OF INSPECTION AND MAY CHANGE IT IS THE RESPONSIBILITY OF THE APPLICANT TO UPDATE THE ABOVE INFROMATION PRIOR TO SUBMISSION