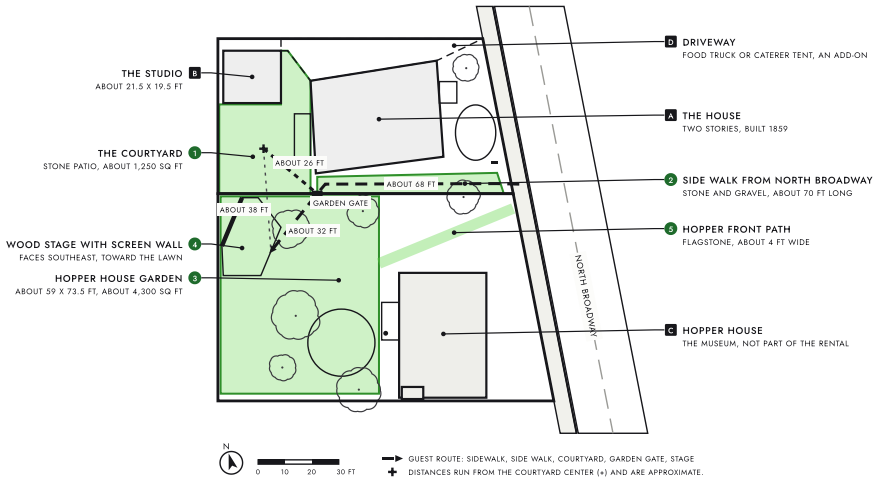
Planning an event at 90 North

The site plan, the spaces, the house rules, the paperwork and the published rates, on one page and one forwardable sheet. From the venue contract and info sheet, 1 October 2026.

SITE PLAN, TRACED FROM THE LICENSED SURVEYS



GUEST ROUTE

From the North Broadway sidewalk along the side walk, into the Courtyard, then through the garden gate to the stage.

North Broadway sidewalk to the garden gate, along the side walk	about 68 ft
Courtyard center to the garden gate	about 26 ft
Garden gate to the front of the stage	about 32 ft
Courtyard center to the front of the stage	about 38 ft

Drawn from the licensed surveys. Sizes approximate.

THE SPACES AND WHAT COMES WITH THEM

SPACE	APPROXIMATE SIZE	FURNITURE INCLUDED	SETTING	HOW IT BOOKS
The Studio	about 21.5 x 19.5 ft, exterior	Custom-made white oak table, seating for 8	Indoor, skylit; folding glass doors to the Courtyard; private ADA-compliant restroom	With the Courtyard
The Courtyard	about 1,250 sq ft of stone patio	Four outdoor café tables, seating for 16	Outdoor, with the sculpture garden	With the Studio
The Gallery	The Gallery and adjoining rooms in the House	Marble coffee table and four lounge chairs; coat closet	Indoor, the main house, with rotating artwork; private restroom	On its own
Hopper House Museum garden	about 59 x 73.5 ft, about 4,300 sq ft	–	Outdoor, next door at 82 North Broadway; wood stage with screen wall, round brick patio	With the whole house, where available, by separate arrangement
The Kahlo Room	A room in the House	–	Indoor	Add-on
The driveway	Along the north side of the lot	–	Outdoor, asphalt, with a drop curb at North Broadway	Add-on, for a food truck or a caterer's tent

- Two private restrooms on the grounds: one in the Studio, which is ADA compliant, and one in the main house.
- Venue furniture is included. Removal and storage can be arranged with us in advance, for a fee.
- Sizes are traced from the licensed surveys and are approximate. Interior rooms are not on the surveys.

PAPERWORK, AND WHEN IT IS DUE

Due dates count back from your event date. Each one is also written into your contract.

Certificate of insurance 30 days before EVERY EVENT	The required coverage amount will be outlined in your rental agreement, with the venue(s) named as the additional insured. Each vendor must also carry insurance. Ninety North Nyack LLC, 90 N Broadway, Nyack, NY 10960 Edward Hopper House Museum and Study Center, 82 N Broadway, Nyack, NY 10960
One Day Alcohol Event Permit 30 days before IF ALCOHOL IS SERVED	From the New York State Liquor Authority, applied for with the landlord authorization form and event space diagram we send you. Bartenders and servers hold TIPS or equivalent certification. NY Business Express permit page
Tent permit 1 day before IF A TENT IS USED	From the Village of Nyack. Schedule any inspections with the village building inspector, and clear the tent plan with us first.
Vendor list By the date in your contract EVERY EVENT	Every vendor, with contact information: caterer, rentals, entertainment, photographer and any others. All fully insured and licensed. The venue may deny access to a vendor who does not comply.
Final guest count and contacts By the date in your contract EVERY EVENT	One day-of contact who oversees rental deliveries, coordination and cleanup, plus a secondary or emergency contact with name, phone number and email.
A planner on site On the day WEDDINGS	A planner or coordinator is on site to direct setup and cleanup. The day-of contact cannot be the couple.

NOT PERMITTED ON THE PROPERTY

Unless we approve it in writing:

- Glitter, confetti, rice, flower petals or similar loose materials
- Open flames or fireworks
- Smoking or vaping inside the buildings
- Tent stakes in landscaped areas
- Anything fixed to the walls, the fence or any part of the property
- Blocking sidewalks, driveways or neighboring properties

SERVICE AND LOGISTICS

FOOD AND DRINK

- Buffet service, passed appetizers, grazing tables, and specialty food stations are all great fits for the space. For larger gatherings, we recommend these options over plated dinners, as we have limited space for caterers to prepare and plate meals.
- The warming kitchen in the main house is for warming and plating only. No cooking on site.
- Refrigerator space is limited. Plan for chilled drinks and bring plenty of ice.
- An Aquasana filtration system in the kitchen fills water pitchers, so no plastic bottles are needed.
- Your caterer removes all garbage and recycling at the end of the night.
- The driveway takes a food truck or a caterer's tent, booked as an add-on.

RENTALS AND LOAD-IN

- Every drop-off and pickup date and time for rentals and tents is approved by the venue in advance, since other events may be on the calendar.
- Someone from your team stays on site for the whole rental drop-off to answer placement questions.
- Rentals stay in the staging areas we mark until setup begins, and go back to the pickup area before cleanup ends.
- Confirm each vendor's load-in and load-out time with us in advance.

TENTS

- Tents go in the Courtyard on weights only, never stakes: electrical and sprinkler lines run underground.
- Every tent installation needs venue approval first, and a Village of Nyack tent permit.

SOUND, POWER AND LIGHT

- Outdoor and amplified sound ends at 10 PM, the house's quiet hour.
- Sound and lighting plug into the designated outlets through a surge protector. We provide no surge protectors, extension cords or AV equipment; ask us about outlet capacity before the day.
- The grounds have low ambient lighting. For an evening event, plan on more.
- Wifi access details go to you and your vendors.

ACCESS, SIGNS AND CLEANUP

- Access begins at the time in your contract. Time past the contracted window, or spaces not cleared by then, is billed as additional hours.
- We offer stanchions with a simple private event sign at the front entrance. Check with us before bringing your own signage.
- Cleanup: broom clean, surfaces wiped, every bag of garbage and recycling out, borrowed items returned, and a final walkthrough with us.

RATES FOR A 4-HOUR EVENT

Starting rates vary by space, date and format. Tell us your date and the rough shape of your gathering, and final rates are set in your written proposal.

OUR TEAM, AND YOURS

THE HOUSE CARRIES

Access, opening and closing · House rules and property care · Coordination with approved vendors · Care of the art and the rooms · Venue questions, before and during

YOU OR YOUR PLANNER CARRY

Event planning and the timeline · Insurance requirements · Vendor selection and management · Décor and installations · Guest management and day-of coordination

If you want more from the House than venue care, ask. Anything beyond it is a separate conversation, agreed plainly in advance.

COMMON QUESTIONS

How many people fit?

Capacity depends on the layout. A seated dinner, standing reception, ceremony and recital use the rooms differently. Send your guest count and format, and we will confirm what fits.

Can we have music?

Yes. Sound systems, a piano and additional seating are rented separately. Sound levels and end times are agreed for each event, with the neighborhood in mind.

What if it rains?

Outdoor gatherings require a rain plan. Depending on the layout, that may mean moving into the Studio and gallery rooms or using an approved tent.

What about the art?

The artwork remains in place. Layouts, deliveries and installations are planned around it.

Is the house accessible?

The property has been renovated with accessibility in mind. Please reach out to us if you or your guests require specific accommodations.

Where do guests park?

Metered street parking runs directly outside the House, free street parking is a block north, and there is ADA street parking.

Can we use the Hopper House garden?

Where available, the rear garden of the neighboring Edward Hopper House Museum may be added by separate arrangement. It belongs to the museum, and its availability is confirmed with them for your date.

Do we need a planner?

For a simple gathering, often not. For a wedding or a complex event, yes: our team runs the House, not the event.