

VILLAGE OF EAST HILLS

INCORPORATED JUNE 24, 1931

Mayor
Michael R. Koblenz

Deputy Mayor
Emanuel Zuckerman

Trustees
Gary Leventhal
Peter J. Zuckerman
Clara Pomerantz



Village Attorney
William C. Burton, Esq.

Village Clerk-Treasurer
Donna Gooch

209 Harbor Hill Road
East Hills, NY 11576
(516) 621-5600
(516) 625-8736 fax

GENERATORS

BUILDING PERMIT APPLICATION FILING REQUIREMENTS

The following items must be included with this application.

Incomplete applications will not be accepted.

DOCUMENTATION REQUIRED:

1. Completed application form signed and notarized, including contractor, electrician and plumber contact information, and Village-issued license numbers (*not* vehicle license plate number). Include property address and owners mailing address if different.
2. Two copies of a current survey showing existing structures, with the location of the proposed generator indicated.
3. Manufacturers' specifications for the generator to be installed.
4. Plumbing permit application form, completed by the plumber and notarized. (Propane or natural gas generators).
5. Completed and signed Short Environmental Assessment Form.
6. Completed and signed Nassau County Assessors Form.
7. Construction Regulation Form signed by both lead contractor and property owner.
8. If there is a General Contractor for the job, submit contractors' insurance certificates for liability, workman's compensation and disability insurance with Village of East Hills listed as certificate holder. **Original certificates only; no faxes or copies of any certificate will be accepted. Workman's comp will not be accepted on Accord forms.**
9. If there is a General Contractor for the job, a copy of contractor's Nassau County Consumer Affairs license must be submitted.
10. ***Propane Tanks*** All projects which include the installation of a propane tank, will be required to submit a permit issued by the Nassau County Fire Marshall. This must be obtained prior to submitting the permit application to the Village of East Hills.

APPLICATION AND RENEWAL FEES: NONE*

*Note: On December 4, 2012, the Board of board passed a local law which waives the fees and building permit costs for all new generators applied for by March 31st, 2013 and completed by June 30th, 2013. Generator applications received after this date, or not completed by the deadline will incur application and permit fees.

Building permits expire one year from date of issue. If the work is not completed within one year of issuance date, renewal fees will be due as follows: **First renewal - \$200.00 (one year); Second renewal - \$500.00 (one year); All subsequent renewals are \$500.00 for each six month period.**

Renewal fees continue to accrue until all requirements are met, a final inspection is passed and a Certificate of Occupancy or Certificate of Completion is issued. This is solely the responsibility of the property owners and/or their agents.

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ZONING AND INSTALLATION REQUIREMENTS

The following is a list of some of the requirements that you should be aware of in planning for the location and installation of your generator.

Zoning and Setbacks (will also apply to above ground propane tanks):

- Must be located in the side or rear yards only (corner lots have two front yards and one side yard).
- Must be located immediately adjacent to the dwelling.
- Must maintain the minimum setbacks to the property line for your zoning district (see chart).
- Must be screened from view from the street and neighboring properties.

Installation:

- Generators must be installed as per all manufacturers' specifications including:
 - Must maintain minimum clearances to house and other obstructions.
 - Must maintain minimum clearances to operating windows, vents, or other openings which may allow carbon monoxide into the dwelling.
 - Must be mounted on an adequate pad. A poured concrete, or other rigid pad designed for this purpose is recommended.

Zoning Table (please call the Building Department if you are unsure of your zone).

Generally the zones are as follows (with exceptions)

R Zone – South of LIE and area at N/E corner LIE and Locust La.

R-1 – North of Harbor Hill Rd. (11576 and 11548) except Woods Dr. and Estates Dr. area.

R-2 and R-3 (same setbacks) – South of Harbor Hill Rd.

R-4 – Between Glen Cove Rd. and Red Ground Rd.

Zone	Min. Lot Area (sq. ft.)	Min. Street Frontage (ft.)	Front Yard Min. Required (ft.)	Corner Lot Front Yards (ft.)	Rear Yard Min. Required (ft.)	Side Yard Min. Required (ft.)	Total Aggregate Side Yard (ft.)	Max. Lot Coverage	Floor Area Ratio (FAR)	Max. Floor Area Allowed (sq. ft.)	Front Height/Setback Ratio	Side Height/Setback Ratio	Rear Height/Setback Ratio	Max. Permitted Height (Feet)
R	43,560	160	50	45	30	20	50	25%	.15	7,000	0.5	1.1	.75	30
R - 1	15,000	110	35	30	30	15	40	25%	.36	6,100	0.6	1.2	.75	30
R - 2	10,000	100	30	25	25	10	30	25%	.36	4,500	0.7	1.8	.85	28
R - 3	7,500	75	30	25	25	10	30	25%	.40	3,600	0.7	1.8	.85	28
R - 4	4,000	40	15	25	25	5	13	45%	.45	3,600	1.4	3.6	.85	28