



## VILLAGE OF EAST HILLS

INCORPORATED JUNE 24, 1931

209 Harbor Hill Road, East Hills, New York 11576  
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## REQUIREMENTS FOR NEW HOMES & SIS

### Requirements for Substantially Improved Structures and New Homes:

- **Stormwater Retention**

- All new or substantially improved structures shall provide for the on-site stormwater retention for the entire structure and all impervious surfaces on the subject property (Section 271-267)

- **New Sanitary System**

- For new or substantially improved structures constructed under building permits issued on or after October 1, 2023, new I/A Sanitary Systems (“Innovative and Alternative Onsite Wastewater Treatment Systems”) must be installed (Section 271-285(2))

- **Surety or Cash Bond**

- Execute and file with the Village Clerk a bond approved by the Village Board of Trustees in the amount of \$25,000 for Substantially Improved Structures and \$50,000 for new homes, with a surety company authorized to do business in the State of New York as a surety and conditioned for the faithful performance of the terms and conditions contained in this chapter, the observance of all municipal ordinances and to indemnify the Village for any damage to the Village roads, trees, property, facilities and other damages suffered and costs incurred by the Village of East Hills in connection with the work performed (Section 223-20)

- **\$15,000 Check or Cash Deposit**

- Deposit with the Village Clerk/Treasurer the sum of \$15,000, in check or cash only, to guarantee the repair or replacement, milling, or resurfacing of Village roads and highways when damaged by the applicant during demolition or construction for buildings that are substantially altered (Section 223-20)

#### **What is a Substantially Improved Structure?**

The enlargement, replacement or alteration of any structure where the new work area exceeds 50 percent of the existing building area, or which would classify as a Level 3 alteration by the Existing Building Code of NYS.

#### **What is a New House?**

A completely new structure; the alteration of any structure that includes the removal of 70 percent or more of the existing building area; or the alteration of any structure where the existing first floor ceiling height will be raised from the existing height.

*Construction drawings must include locations, sizes, calculations, and information for any drywells and sanitary systems.*

*Bonds and deposits are required after approval from the ARB and prior to permit issuance. Any cash bonds or deposits may be returned after a CO is issued if approved by the Building Department.*