



Incorporated Village of Lloyd Harbor
BUILDING DEPARTMENT
 32 Middle Hollow Road
 Lloyd Harbor, New York 11743
 Phone: (631) 549-2640

OFFICE USE ONLY	
Review Date:	By:
<input type="checkbox"/> PB <input type="checkbox"/> BZA <input type="checkbox"/> PRB <input type="checkbox"/> Sub <input type="checkbox"/> BOT <input type="checkbox"/> DEC <input type="checkbox"/> Army Core	
<input type="checkbox"/> SCDOH <input type="checkbox"/> Village Engineer <input type="checkbox"/> Tree Removal	
Permit Fee: \$	

2022 BUILDING PERMIT APPLICATION

APPLICANT	Date		Applicant Name		Email	
PROPERTY INFORMATION	Relationship to Project (If other than Owner, Owner shall provide letter of consent for agent)				Phone No.	
	<input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect/Designer <input type="checkbox"/> Agent <input type="checkbox"/> Other:				()	
PROPERTY INFORMATION	Owner		Project Address		Phone No.	
					()	
	City		Zip Code	Section / Block / Lot	Flood Plain District	COD 1 or COD 2
					<input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> X <input type="checkbox"/> AE <input type="checkbox"/> VE	
	Qty. of Acres	Acre sq. ft. area	Zone A-1 or A-2	Current Water Service		
			<input type="checkbox"/> Well <input type="checkbox"/> City (location of well shall be indicated on survey)			
TYPE OF STRUCTURE	Scope of Work (all structures with an (*) are considered accessory structures)					
	<div> <input type="checkbox"/> New Dwelling <input type="checkbox"/> Portico * <input type="checkbox"/> Covered Porch * <input type="checkbox"/> Gazebo * <input type="checkbox"/> Fencing/Walls <input type="checkbox"/> Bulkhead </div> <div> <input type="checkbox"/> Addition/Alteration <input type="checkbox"/> Pavilion * <input type="checkbox"/> Wood Deck * <input type="checkbox"/> Sports Ct. * <input type="checkbox"/> Retaining Walls <input type="checkbox"/> BBQ Kiosk </div> <div> <input type="checkbox"/> Interior Alteration <input type="checkbox"/> Open Trellis * <input type="checkbox"/> Patio * <input type="checkbox"/> Ent. Piers/Gates <input type="checkbox"/> Driveway <input type="checkbox"/> Re-Grading </div> <div> <input type="checkbox"/> Sanitary System <input type="checkbox"/> Open Porch * <input type="checkbox"/> Shed/Barn * <input type="checkbox"/> Walkways <input type="checkbox"/> Demolition <input type="checkbox"/> Other </div> <div> <input type="checkbox"/> Drainage <input type="checkbox"/> Detached Garage * <input type="checkbox"/> Cabana * <input type="checkbox"/> Solar Panels <input type="checkbox"/> Dock </div>					
Description:						
PROJECT INFORMATION	Dwelling / Additions / Interior / (Sq. ft. areas)		Miscellaneous:		Miscellaneous Continued:	
	1 st	2 nd	Garage:	Demolition type:	Total Cost of Construction: \$	
	Portico:	FY Porch:	RY Porch:	Fence type:	Hgt:	Const. w/in 100' of wetlands? <input type="checkbox"/> yes <input type="checkbox"/> no
	Stoops:	Walkways:	Driveway:	Ret. walls:	Hgt:	Tree Removal <input type="checkbox"/> yes <input type="checkbox"/> no (req. tree app)
	Finished Bsmt:		Bsmt. Entry:	Steep Slopes <input type="checkbox"/> yes <input type="checkbox"/> no	New water service <input type="checkbox"/> yes <input type="checkbox"/> no	
	No. of bath rooms: ½ bath: full bath:		Built Prior <input type="checkbox"/> yes <input type="checkbox"/> no	New sanitary <input type="checkbox"/> yes <input type="checkbox"/> no		
	Accessory Structures (cabana, patios, shed etc.)		Variance Req. <input type="checkbox"/> yes <input type="checkbox"/> no	Sanitary appl. sent to SCDOH <input type="checkbox"/> yes <input type="checkbox"/> no		
	Type:	sf:	Variance Type:	DEC Approval <input type="checkbox"/> yes <input type="checkbox"/> no (if yes, provide permit)		
RESPONSIBLE PARTIES (as applicable)	Architect / Engineer		Address		City	Zip Code
			Email		Phone No.	
					()	
RESPONSIBLE PARTIES (as applicable)	General Contractor		Address		City	Zip Code
			Email		Phone No.	
					()	

AFFIDAVIT OF PROPERTY OWNER

The Owner by making and filing this application, hereby authorizes the Building Inspector, or any Deputy, to enter upon Owner's premises during reasonable hours, including Sundays, to inspect the exterior and interior of all structures which are the subject of this application.

1. If Agent is filing this application, a notarized letter from the Owner shall be submitted authorizing such agent to act as the Owner representative.

I _____ being duly sworn, state that to the best of my knowledge, and belief that the statements contained in this application together with the plans and specifications submitted, are a true and complete statement of all proposed work to be done on the described premises, and that all provisions of the Village Zoning and Building Code, the New York State Building Code, and all other laws pertaining to the proposed work shall be complied with.

Signature _____
Property Owner or Agent

Sworn to before me this

_____ Day of _____ 20____

(Notary Public, New York)

2022 Building Permit Application Review Process

Applicant shall submit (1) Original Permit Application, (3) copies of existing survey, (2) site plans, (2) sets of preliminary architectural plans and required permit fees for review.

(see permit application instructions & building permit fee schedule for additional requirements)

Note: Review times indicated below are estimated review times ONLY

Application reviewed by the Building Inspector for compliance with Village Code
New Dwellings, Additions & Accessory Structures: 2 to 4 week review

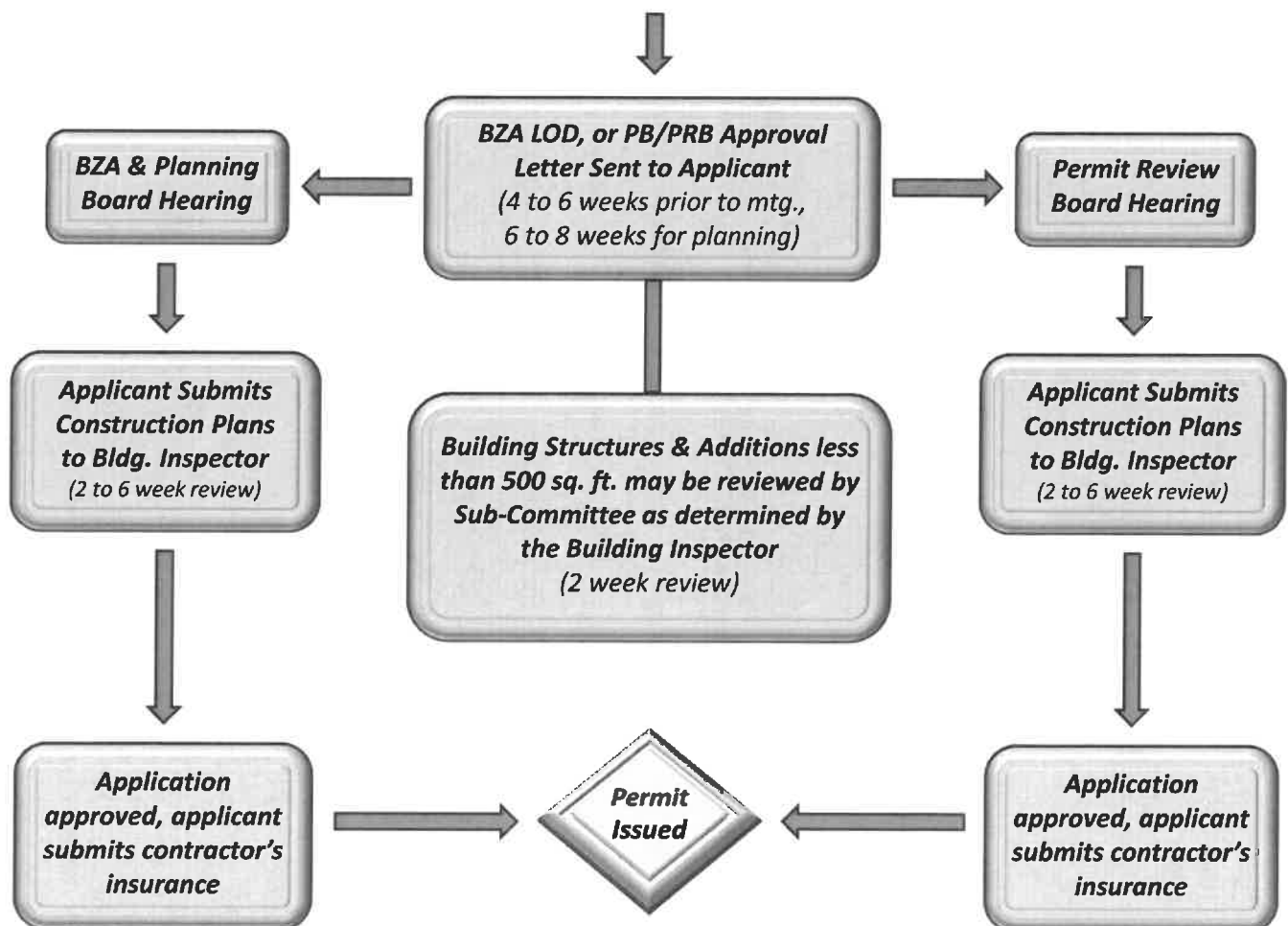
Requires PRB or Sub-Committee review & approval

Interior Alterations, Decks, Patios, Pools, Sheds, Porches, Fences: 2 week review

Requires Building Inspector and/or Sub-Committee review

Docks, Bulkheads, Sea walls, Bluff Stairs & Floodplain apps: 8 to 12 week review

Requires Planning Board, NYSDEC, NYSDOS & Army CORP approval



INCORPORATED VILLAGE OF LLOYD HARBOR

BUILDING PERMIT APPLICATION INSTRUCTIONS

1. **APPLICATION BP-201:** Provide one (1) original signed and notarized application. Application will **NOT** be accepted if all fields are not complete, and permit fees have not been remitted. Sections that do not apply shall be marked N/A. **Individual applications are required for ALL structures and/or improvements, unless otherwise approved to be grouped, by the Building Inspector.** Each application requires separate checks for PRB, Village Arborist & Escrow as per the current Building Permit Fee Schedule.
2. **FLOODPLAIN DISTRICTS:** Applicants **MUST** read **Article VII** of the Village Code for construction within the Floodplain Districts to determine requirements for ALL structures within a floodplain.
3. **PERMIT FEES:** *See Building Permit Fee Schedule*
4. **CURRENT SURVEYS:** Provide three (3) surveys (1 original & 2 copies) as follows: original **INC** seal and signature; location of all existing structures **within past 5 years** indicating driveway; dwelling, patios, terraces, porches, walkways, drainage structures, utilities, sheds, pools, and setback dimensions to all existing structures from all property lines, lot data chart listing all existing structures and their individual square foot areas and include percentage of lot coverage as per Village Code. All data shall be charted on survey and labeled Lot Data or Zoning Data. Surveys shall be minimum 1" = 40', **scales 1" = 50' or greater will not be accepted.** Existing surveys submitted for future improvements, must indicate most current conditions.
5. **SITE & DRAINAGE PLANS:** Provide three (3) copies of Architect/Engineer plans with original **INC** seal and signature, and with a scale not less than 1 inch = 30 feet. **Plans shall be 24x36 ONLY unless otherwise approved by the Building Inspector.** Plans shall include existing and proposed work, but not limited to:

- | | |
|-------------------------------------|--|
| 1. Construction Fence and Gates | 7. Existing & Proposed Structures |
| 2. Stabilized Access Drive | 8. Driveway and Curbing type |
| 3. Hay Bales & Silt Fencing | 9. Utilities (sanitary, drainage, water, gas, etc.) |
| 4. Tree Protection | 10. Drain structures & elevations, piping, pipe inverts & calculations |
| 5. Tree Schedule (for tree removal) | 11. Sanitary structures, piping, pipe inverts & calculations |
| 6. Zoning Chart | 12. Set Backs (including req. 16 & 32 foot buffer SY & RY) |

Additionally, provide two-foot contours for all grade changes, spot elevations around perimeter of all proposed building structures & drain structures, and drain piping shall be minimum 4-inch diameter type SDR-35 with solvent weld or gasket type fittings only.

6. **COMPLETE LOT DATA:** Site Plan shall include a chart indicating all existing and proposed sq. ft. areas of the following:

- | | | |
|---|--|--|
| 1. Lot area (in acres & sq.) | 2. Dwelling Footprint | 3. Dwelling 1 st & 2 nd floor area |
| 4. All Accessory Structures | 5. % of lot coverage for dwelling footprint. | |
| 6. % of lot coverage of all structures. | | |

7. **DRAINAGE:** Provide calculations for sizing drywells to accommodate a **4-inch rainfall** for proposed patios, driveways & roof areas. Calculations shall be shown on plan and all tributary areas shall be identified. Calculations shall be indicated as follows:

(Description) = 2000 sq. ft. x 4/12 = 668 cu. ft.

668 cu. ft. / 68.5 cu. ft. per ft. of 10' ring = 9.75 ft. required

8. **DRAINAGE:** Provide details of drain structures, drain inlets, catch basins, trench drains, etc. Drywell detail shall include manhole type & size, dome height & size, piping material & size, drywell diameter, depth, quantity of rings, effective depth, collar material w/min 3-foot width, and soil boring location and test results.
9. **DRAINAGE:** Provide flow arrows indicating direction of runoff towards basins, trench drains and/or drywells. Provide heavy duty trench drains 10-inch wide by 12-inch deep minimum for new driveways.

INCORPORATED VILLAGE OF LLOYD HARBOR

BUILDING PERMIT APPLICATION INSTRUCTIONS

10. **DRAINAGE**: Drywells shall be minimum 20-feet clear from all structures and minimum 10-feet from property lines. Provide offset dimensions on plan.
11. **EXCAVATION**: Provide notes stating that all unsuitable soil excavated during construction shall be properly disposed off-site by the Contractor. Excess fill generated from the excavation may not be used on the property unless prior approval is granted by the PRB (Permit Review Board) and/or the Building Inspector.
12. **BUILDING PLANS**: Provide one (1) copy of Architect/Engineer plans signed and sealed to a scale not less than $\frac{1}{4}" = 1'$. Plans shall be size "D" 24x36 unless otherwise approved by the Building Inspector. Plans shall include existing conditions and proposed work. **Note**: additional plans will be required after initial preliminary review.

Depending on scope of work, items may vary. Designer shall provide clear and concise dimensional plans. Designer shall not rely on Construction Notes requiring contractor to install equipment or structures as per IRC (International Residential Code). Plans shall meet the current IRC.
13. **FOUNDATION PLAN**: Foundation Plan shall include but not limited to: Title mark w/scale, complete dimensions for foundation walls and structural members, construction notes, top of wall elevations, all shelf elevations, top of slab elevations, detail marks, section marks, location of required corner hold-downs & dowels, basement & garage slab WWF shall be minimum 6x6 6/6 gauge.
14. **FLOOR PLANS**: Floor Plans shall include but not limited to: Title mark w/scale, complete dimensions, construction notes, ceiling height elevations, detail & section marks, elevation marks, door and window schedule, light & ventilation notes, smoke and carbon monoxide detectors, fireplace type & design including size of required chimney flues.
15. **FRAMING PLANS**: Framing Plans shall include but not limited to: Title mark w/scale, complete dimensions, construction notes, size of all structural members including posting, framing sizes and direction, structural member fasteners & hanger sizes.
16. **ROOF FRAMING PLANS**: Roof Framing Plans shall include but not limited to: Title mark w/scale, complete dimensions, construction notes, size of all structural members including posting, framing sizes and direction, and schedule if needed for post, structural member fasteners & hanger sizes.
17. **BUILDING SECTIONS & DETAILS**: Sections and Details shall include but not limited to: Title mark w/scale, at least two (2) cross sections, and one (1) longitudinal section, material sizes & types, floor heights, footing, foundation, eaves, gutter, roof, etc. Depending on design additional sections and details maybe required.
18. **ELEVATIONS**: Elevations shall include but not limited to: Title mark w/scale, dashed outline of foundation/footing, chimney penetration dimension and offset, window and door heights, eave extensions, all exterior finishes including gutter's and leaders, floor (plate) height elevations, and finish grade elevations.
19. **PLUMBING SCHEMATIC**: Provide a plumbing schematic indicating sizes of all venting and sanitary branches, at all floor levels including basement, as per the current IPC.
20. **LIVE & DEAD LOAD TABLE**: Provide load table as per the current IRC.
21. **CLIMATE & GEOGRAPHIC DESIGN CRITERIA**: Provide table as per the current IRC.
22. **CONSTRUCTION NOTES**: Construction notes shall be the specifications of the project, and include but not limited to: General Notes for depicting contractor's responsibilities, Foundation Notes, Wood Frame Notes, Roof Notes, Finishes, Plumbing Notes, Mechanical Notes, and Electrical Notes.

INCORPORATED VILLAGE OF LLOYD HARBOR

BUILDING PERMIT APPLICATION INSTRUCTIONS

23. **STABILIZED ACCESS DRIVE:** Proposed Site Plan shall include a minimum 6-inch deep stabilized construction access drive using $\frac{3}{4}$ " to 1 $\frac{1}{2}$ " RCA (recycled concrete aggregate). RCA shall be NYS approved, and shall not contain any dirt or foreign material except crushed stone/concrete. Stabilized access shall commence at curb cut and end at proposed structures. A wash out station (Hose Bib) shall be installed at entrance of driveway for all new dwellings, major additions and new structures as determined by the Building Inspector. Any dirt brought onto Village or Private roads from construction vehicles shall be swept and cleaned immediately.
24. **TREE PROTECTION/GUARDS:** Protection around trees shall consist 2x6 wood framing with top and bottom rail. Tree Guards shall be shown on site plan. All trees within vicinity of construction shall be protected, as determined by the Village Building Inspector and tree arborist.
25. **CONSTRUCTION FENCING:** Site Plan shall include a 6-foot high chain link construction fence around the entire construction site for new dwellings and additions with new basements. Wood or plastic snow fencing can be used for pools and minor construction as determined by the Building Inspector. Existing fencing maybe used as part of construction fencing. Front, sides and rear yard of property shall be secured at all times for the duration of construction. Provide a secured front yard entry gate, located at stabilized access drive, as approved by Building Inspector.
26. **FINAL SURVEYS:** Provide three (3) surveys (1 original & 2 copies) as follows: original INC seal and signature, location of all existing and proposed structures, driveway, dwelling, patios, terraces, porches, walkways, drainage structures, utilities, sheds, pools, etc. Also, provide setback dimensions of all structures from all property lines. Provide a lot data chart listing all structures and their individual square foot areas, include percentage of lot coverage as per Village Code. All data shall be charted on survey and labeled Lot Data or Zoning Data. Surveys shall be minimum 1" = 40', **scales 1" = 50' or greater will not be accepted.** Existing surveys submitted for future improvements, must indicate most current conditions.
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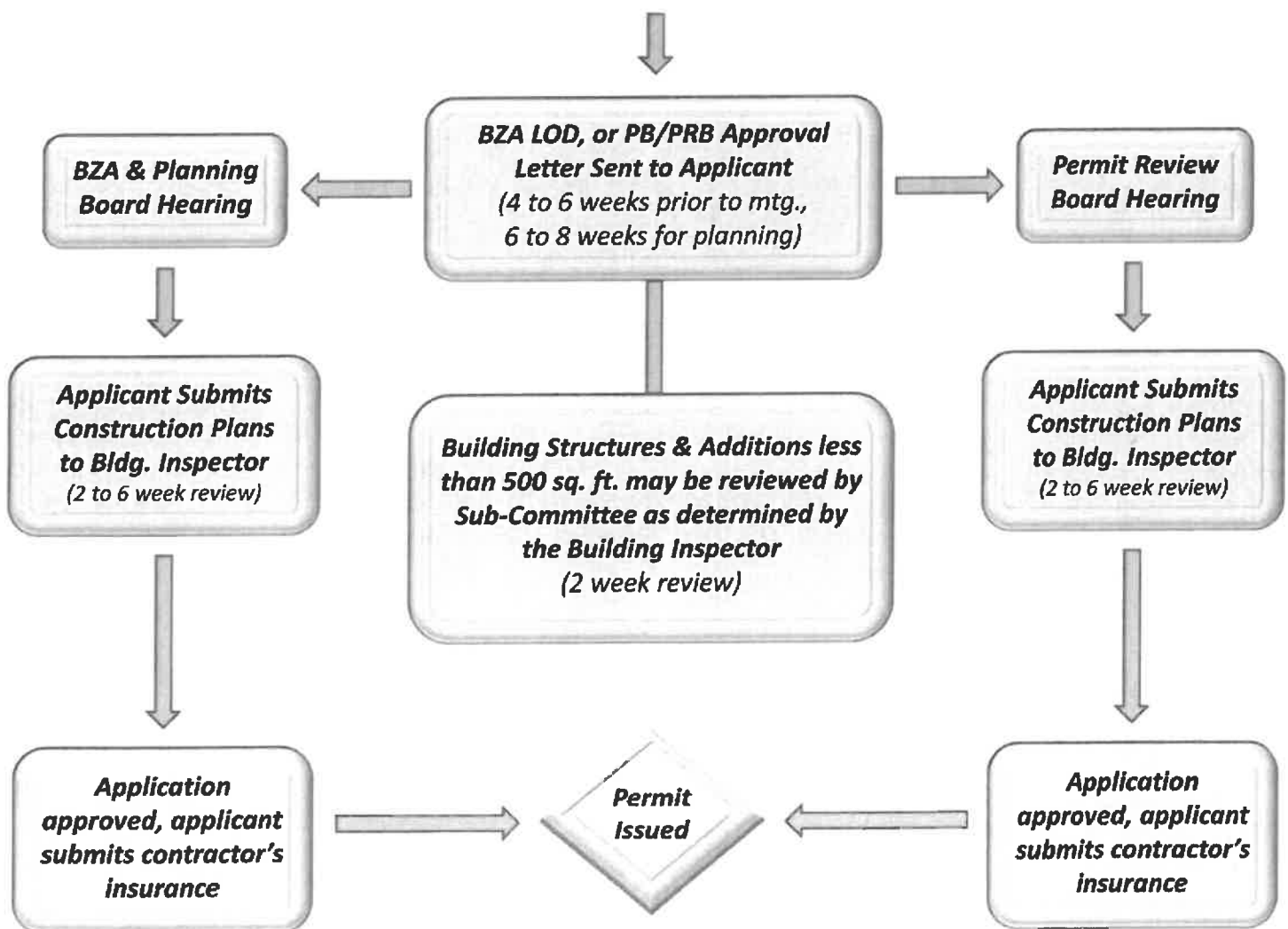
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BUILDING PERMIT FEE SCHEDULE

Effective February 26, 2020

A. Permit fees:

- (1) Building permit fees shall be calculated on a square foot or flat fee basis as outlined below. If the Building Inspector determines that the square foot fees, or flat fees, as outlined below, are not practical or appropriate for any permit, either in whole or in part, then the fee shall be based on a rate of **\$10/\$1000** cost of construction or a minimum **\$250** fee, whichever is greater.
- (2) For New Dwellings, applicant shall submit a non-refundable application fee of **50%**, and the remaining **50%** shall be submitted upon approval of permit. All other permits shall pay **100%** of the permit fee.

B. Maintain Fee:

Building permit fees shall be tripled for construction that has either commenced or completed without a duly issued permit and/or not part of the scope of work approved for permit. Maintain Fees shall not apply for new residents purchasing a home with prior violations.

C. Permit Expiration & Renewal Fees:

Building permits for a single-family dwelling expire after 18 months from the date of issuance. For all other construction, building permits will expire 12 months from the date of issuance. All building permits may be renewed as per the following schedule:

- a.) 1st year renewal: 25% of permit fee
- b.) 2nd year renewal: 50% of permit fee
- c.) 3rd year & subsequent year renewals: 100% of permit fee

D. Improvements not requiring a permit:

Roofing (re-shingling where structural work is not required), gutter & leader replacement, siding, replacement of windows and doors within existing framed opening not requiring new structural framing, and where replacement of windows and doors does not become noncompliant with current fire egress codes.

E. New Dwellings, Additions & Alterations: \$250 minimum for any item not listed below

1. **New Dwellings:** \$3.50 p/sf of the gross floor area.
(includes driveway, sanitary system, storm drainage, plumbing, HVAC, all exterior finishes, finished basements, front entry portico up to 100 sf., elevators, fireplaces, exterior basement entry stair, balconies, egress wells and all entry stoops)
2. **Additions:** \$3.50 p/sf of the 1st & 2nd gross floor area. (includes sanitary system, storm drainage, all exterior finishes, egress wells, and all entry stoops)
3. **New Dwellings & Additions on existing foundation:** \$2.75 p/sf.
4. **Structural roof framing for existing structures:** \$1.00 p/sf, \$250 min.

5. **Front Entry Portico:** \$300
6. **Open Porches:** \$0.75 p/sf, \$250 min.
7. **Roofed Porches:** \$1.00 p/sf, \$250 min.
8. **Screened Porches:** \$1.00 p/sf., \$250 min.
9. **Finished Basement:** \$.75 p/sf.
10. **Interior alteration:** \$.75 p/sf

F. Accessory Structures: \$250 minimum for any item not listed below

1. **Detached Garage, Cabana or Cottage:** \$2.00 p/sf (includes drainage, sanitary system, storm drainage, all exterior finishes, and exterior basement entry stair)
2. **Roofed Pavilion up to 200 sf:** \$250 (includes portable metal framed pavilions)
3. **Roofed Pavilion greater than 200 sf:** \$2.00 p/sf
4. **Greenhouse:** \$1.00 p/sf
5. **Storage shed, playhouse or barn up to 200 sf:** \$150.00 & \$50.00 each additional if filed as one application.
6. **Storage shed, playhouse or barn greater than 200 sf:** \$2.00 p/sf and requires a foundation.
7. **Pool:** \$1,500 (includes storm drainage, filter equipment, pool heater, pool fencing and "attached" spa)
8. **Masonry Spa/Hot Tub:** \$500 (if filed as single application & independent of pool)
9. **Gazebo/Trellis:** 100-200 sf \$150, > 200 sf, \$1.50 p/sf
10. **Portable Spa/Hot Tub:** \$250
11. **Waterfalls \leq 100 sf:** \$150
12. **Waterfalls \geq 100 sf:** \$350
13. **Ponds:** \$350
14. **Tennis/Basketball Court:** \$750 (includes court fencing & drainage)
15. **Bocce Court or similar type courts:** \$375 (includes drainage)
16. **Outdoor Masonry Fireplace:** \$350
17. **Outdoor BBQ Kiosk/Kitchenette:** \$350 (requires plumbing permit for gas BBQ)
18. **Outdoor Masonry or Pre-fab Firepit:** \$250 (includes gas line)
19. **Decks:** \$0.75 p/sf, \$250 min.
20. **Masonry patios & walkways:** \$0.50 p/sf, \$250 min.
21. **Retaining walls/dry stack/wood/concrete:** \$.75 p/ face sf, \$250 min.

G. Miscellaneous: \$250 minimum for any item not listed below

1. **Underground structures:** \$1.00 p/sf
2. **Non-Driveway Piers:** \$50 each.
3. **Driveway Entry Piers:** \$50 each, \$50 each wing wall.
4. **Driveway Entry Gates:** \$200 p/pair
5. **Driveways less than or equal to 1,500 sf:** \$250
6. **Driveways greater than 1,500 sf:** \$500
7. **Drywells if filed as single application:** \$250 for first (2) and \$50 each additional.
8. **Septic System:** \$350 for septic tank & \$125 for each leaching pool (when filed as separate application and not part of a new dwelling or new addition)
9. **Fencing:** \$250

10. **Demolition of a dwelling:** \$2,000 if filed as separate application, \$500 if filed with a new dwelling application.
11. **Demolition of an accessory structure:** \$250 up to 200 sf, \$500 for 201 sf or greater if filed as separate application. \$125 up to 200 sf & \$250 for 201 sf or greater if filed with a new accessory application.
12. **Interior Masonry & Pre-fab Fireplaces:** \$200 each
13. **Elevator:** \$350
14. **Exterior Basement Entry (bilco type or masonry stair):** \$350
15. **Egress Wells:** \$100 ea.
16. **Solar Panels:** \$350 (includes battery back-up)
17. **Vehicle battery charging system:** \$250
18. **Solar Panel Battery Back-up:** \$250 (if filed separately)
19. **Geothermal:** \$750
20. **Docks:** \$500
21. **Seawalls & Bulkheads:** \$1500
22. **Certificate of Occupancy/Completion:** \$100
23. **Copies of CO/CC:** \$200 to re-create and certify a missing CO/CC.
24. **Letter in Lieu:** \$200 (proof of date when structure was built prior to code required)
25. **Copies of documents:** \$0.25 per page, surveys/plans larger than 11x17, shall be the actual cost of reproduction from an outside printing company, with a \$25 minimum charge.
26. **Variance Application:** \$2000

H. Plumbing:

1. **Addition Alterations & Accessory Structures:** \$250 (includes all new interior appliances & fixtures, does not include new propane tanks)
2. **New Dwellings:** NO FEE, included with building permit.
3. **Oil to gas conversions:** \$250 (includes natural gas and/or propane line connections, boiler & hot water heater)
4. **Oil to gas conversions with propane tank/s:** \$500 with 1st tank, \$25 each additional LP tank.
5. **Underground propane tanks:** \$350 for 1st tank, \$25 each additional, includes all gas lines from proposed tank/s.
6. **Aboveground propane tanks:** \$250 for 1st tank, \$25 each additional, includes all gas lines from proposed tank/s.
7. **Oil tanks:** \$250 for 1st tank, \$25 each additional, \$150 if included w/abandonment.
8. **Abandon/remove oil or propane tanks:** \$250 for 1st tank, \$25 each additional, \$150 if included with additional utilities, i.e., oil to gas conversions, propane tanks.
9. **New oil tanks:** \$250 for 1st tank, \$25 each additional, \$150 if included w/abandonment.
10. **Generator:** \$350 (includes gas line).
11. **Generator with propane tank/s:** \$500 with 1st propane tank, \$25 each additional tank.
12. **General Plumbing:** \$250 (for all other plumbing services not listed above)

I. HVAC:

- 1. Addition Alterations: \$250**
- 2. Ductless Systems: \$250**

J. Permit Review Board Hearing Fees:

- 1. Full Hearing: \$500 (subsequent applications filed together, \$50 each additional)**
- 2. Sub-Committee: \$250**

K. Village Arborist/Landscape Architect: \$200 (for review of any required screening & landscaping)

L. Site plan review: \$250 minimum (as determined by the Building Inspector)

- 1. New Dwelling: \$750**
- 2. Additions/Accessory: \$375 requiring grade modifications, as determined by the Building Inspector.**
- 3. Site Grading: \$750 if filed as independent application and requires a site & drainage plan by a landscape architect or engineer only.**

M. Escrow/3rd Party Review:

- 1. New Dwellings/Grading/Bulkheads: \$3,000 (or as determined by the building inspector)
Escrow will be used for application review and construction, until a certificate of occupancy/completion has been issued. Once a certificate of occupancy/completion has been issued, the Village will refund any remaining funds.**