

Village Code and Local Laws for Building Permits, Demolition Permits, and Miscellaneous Permits

The Village of Flower Hill has a very active Code Enforcement program, all property owners/permit holders and/or applicants should be aware of the most prevalent violations, which are the most common subjects of complaints made to the Village Board and Staff, by Village residents.

This notice is to advise you of our preference for code compliance, rather than code enforcement.

*** There is no requirement for a warning prior to issuance of a summons for violation of any Local Law, or the N.Y.S. Uniform Building and Fire Codes. Cease and Desist (Stop Work) orders, and Permit Revocations are issued as necessary.**

Building permits – (Village Code Ch. 85-4) An application for any construction or alteration project, **is not permission to commence any work.** The Village Code requires the **issuance of a permit** prior to starting work. Permits that expire prior to completion of work require an application for extension, **before the expiration date.** The permit card, and a set of approved plans must be present on site at all times.

Dumpster permits – (Village Code Ch. 190-5) A separate permit is required for any dumpster or storage container; the permit must be maintained for the entire period that the container is present. Such receptacles may only be located upon the property of the homeowner. They may **never be placed in the street, or the Village right of way.** (Approx. 10 feet off the roadway). Permits must be renewed **prior** to the expiration date printed on the permit.

Erosion and Dirt Containment – (Village Code Ch.112-4, Ch. 187-4, Ch. 195-5) All site work must comply with the strict requirements contained in Village Code, and in accordance with the New York State DEC Guidelines for Soil Erosion and Sediment Control, and Nassau County Storm Water Management regulations. Environmental concerns are paramount to the Village Board and residents. **Dirt, soil, sediment, and any other materials are not permitted to be deposited or remain upon any Village street or the property of another, regardless of method or cause. Erosion control measures and provisions, site conditions, and Village streets are inspected frequently to insure compliance. * A summons may be issued for each day in violation.**

Fences – (Village Code Ch. 85-3D, Ch. 119-4, N.Y.S. Fire Code 311.2.1) **All properties with excavation exceeding two feet; vacant, open, and unsecured structures; or other public safety hazards require continuous perimeter fencing with locked gates to prevent access whenever the site is unoccupied.** A separate permit is necessary for any new fence located in the Village, even if it is replacing an existing fence of the same type.

Noise – (Village Code Ch. 158-2) **Permitted work hours are 8:00 am – 6:00 pm, Mon. – Fri. (weekdays), and 9:00 am – 6:00 pm on Saturday (these times include deliveries and all work). NO WORK IS PERMITTED ON SUNDAYS OR ANY FEDERAL HOLIDAY.** All exigent circumstances require prior approval by the Village. The Village receives numerous complaints for work and noise that occurs outside these times. ***A Summons will be issued for all violations noted.**

Property Maintenance – (Village Code Ch. 85-3E, Ch. 172). During all construction and renovation projects, property owners or permit holders are required to maintain minimum safety and health provisions, and prevent public nuisance. Any garbage or solid waste must be stored in containers, and not remain in public view. Construction debris must be removed within 30 days. Grass and shrubs must be maintained and trimmed. **Portable toilets on sites should be at least 10' from any lot line, and 15' from the roadway.**

Signs – (Village Code Ch. 181) **Commercial signs for builders, contractors, for sale/for rent, or other display items may not be displayed upon any residential property, or attached to any trees or fences.**

Trees and Shrubs – (Village Code Ch. 219) All trees and plantings must be protected during construction, and any tree removal not indicated on the submitted and approved site plans requires a separate application and permit. Any required replanting may also need documentation in the form of copies of receipts to prove purchase and planting.

The Permit Holder/ Property Owner is responsible for all acts or omissions.

**STATE OF NEW YORK
COUNTY OF NASSAU:**

_____, residing at _____ being duly sworn, deposes and says that I am the owner in fee of the property/agent of the property owner described in the attached Building Permit Application and ***I certify that I have read and understand the above rules and regulations of the Village of Flower Hill and agree to abide by all such laws, rules and codes.***

Sworn to me this _____ day of _____ 20____

Signed _____

Notary Public