



(Please Use this Form for Filing your Local Law with the Secretary of State)

Text of law should be given as amended. Do not use brackets for matter to be eliminated and do not use italics for new matter.

~~XXXXX~~  
~~XXXX~~ of ..... *Island Park* .....  
~~XXXX~~  
Village

Local Law No. .... *3* ..... of the year 19 *88* .....

A local law ~~Local Law Amending Ordinance 51~~ (*Building Zone Ordinance*) of *Island Park*  
(Insert title)

Be it enacted by the *Mayor and the Board of Trustees* ..... of the  
(Name of Legislative Body)

~~XXXXX~~  
~~XXXX~~ County  
~~XXXX~~ of ..... *Island Park* ..... as follows:  
~~XXXX~~  
Village

1. Ordinance No. 51, the Building Zone Ordinance, of the Village of Island Park is hereby amended by adding a new article, Article XVI to read as follows:

Section 1 Fees. Fees, Costs and Deposits on Applications to the Board of Appeals.

A. Fees. Upon the filing of any application to the Board of Appeals, the applicant shall pay the Village Clerk the sum of one hundred (\$100.00) dollars.

B. Costs. On all applications to the Board of Appeals, the applicant shall be liable for and shall pay the following costs which may be incurred by the Village in processing the application, including the following:

1. Advertising
2. Stenographic minutes of meetings and hearings
3. Engineering costs
4. Legal fees
5. Recording fees
6. Planning, sound, traffic, environmental or other specialized study of consultant's fees.

All the foregoing fees and costs shall be consistent with fees for services then prevailing in the community

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~~CITY~~

~~CITY~~

~~CITY~~

Village

of ... Island Park, .....

Local Law No. ... 3 ... of the year 19 90, .....

A local law amending Zoning Ordinance #51; Art. XIII, to add section 8, .....

(Insert 1, 2)

Be it enacted by the ... Board of Trustees, ..... of the  
(Name of Legislative Body)

~~COUNTY~~

~~CITY~~

~~CITY~~

Village

of ... Island Park, ..... as follows:

Section 8: Any person who is aggrieved by the failure to issue a building permit or a certificate of occupancy or completion shall as a pre-requisite to seeking any legal or equitable relief make application to the Board of Appeals pursuant to Article XV hereof.

(If additional space is needed, please attach sheets of the same size as this and number each)

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County

City

Town

Village

of ISLAND PARK

Local Law No. 1 of the year 19 93

A local law amending Article VII of Zoning Ordinance #51  
(Insert Title)

Be it enacted by the Board of Trustees of the  
(Name of Legislative Body)

County

City

Town

Village

of ISLAND PARK as follows:

Article VII of Zoning Ordinance #51 is hereby amended by adding thereto a new Section 9 to read as follows:

Section 9: All places of Public Assembly and Cabaret will require prior approval from the Village Board.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

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- County  
 City of Island Park  
 Town  
 Village

Local Law No. 9 of the year 20 06

A local law A Local Law Amending Ordinance No. 51, the Building Zone Ordinance,  
(Insert Title)  
of the Village of Island Park is hereby amended by amending Section 2A and  
adding thereto Section 4 and Article 111.

Be it enacted by the Mayor and Board of Trustees of the  
(Name of Legislative Body)

- County  
 City of Island Park as follows:  
 Town  
 Village

Section 2: Section 2 A is amended to read as follows:

- A. Limitation: Any permit under which no work is commenced within six (6) months of the time of issuance shall expire by limitation. Any permit may be renewed prior to the six (6) month expiration period upon payment of a fifty dollars (\$50.00) fee. Any project which is not completed within 2 years from the date of issuance of a building permit shall be deemed abandoned.

Section 4: Section 4 is added to read as follows:

A building permit application shall be made along with the required documentations specified in Section 2, along with a fee of one hundred (\$100.00) dollars for the first one thousand (\$1000.00) dollars and an additional ten dollars (\$10.00) for every one thousand (\$1000.00) thereafter for the total cost of the entire project.

This Local Law shall take effect upon the proper filing with the Secretary of State.

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- County
- City of Island Park
- Town
- Village

Local Law No. 6 of the year 20 07

A local law Amending Section 16 of Article XI entitled General Provisions  
*(Insert Title)*  
of Zoning Ordinance 51

Be it enacted by the Mayor and Board of Trustees of the  
*(Name of Legislative Body)*

- County
- City of Island Park as follows:
- Town
- Village

A Local Law amending Section 16 of Article XI entitled General Provisions of Zoning Ordinance 51 by Deleting entire section.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

LOCAL LAW 2 OF 2009

A Local Law amending Article XI General Provisions, Section 21 of Zoning Ordinance 51 to read as follows:

Section 21: Hedges and Walls

- A. Fences, Hedges, walls or other property line demarcation shall be erected or maintained from the property line fronting on a street to the front house line NO MORE than 4 feet in height and from the front house line to the rear property line of the property NO MORE than 6 ft. in height.
- B. Planting of evergreens shall be continuously cared for and maintained alive and any other type of fence shall be maintained in good and sound condition. Evergreen screens or fences shall adhere to all height requirement stated in this Law. Decorative or landscape plantings, shrubs, evergreens, deciduous plantings and similar plants which are not designed or intended as fencing are permitted in any yard and are excepted from the height provisions of this article, provided that such plantings do not obstruct traffic or driveway access, are maintained and kept at a safe and aesthetically pleasing height and are not detrimental to adjoining properties.
- C. The Superintendent, Building Inspector and Board of Trustees may impose more restrictive standards for aesthetic or safety purposes than are required by this article in connection with any matter reviewed by such officer or Board.
- D. Any fence in any district shall have its most pleasant or decorative side facing the adjacent lot with all posts being in the applicant's yard unless such posts are an integral part of the decorative design of the fence. The pleasant or decorative side of a fence may face an applicant's yard where such fence will be adjacent to a preexisting opaque fence or screening on the adjoining property of the same height or higher.
- E. All fences that are erected on private property, whether a new or replacement fence (or any part thereof) requires a permit. Commercial Properties will be subject to rules and regulations set by the Board of Trustees, Zoning Board of Appeals and Building Inspector. Permits can be obtained at the Village Hall.

This Local Law shall take effect upon filing with the Secretary of State.

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County

City

Of

Island Park

Town

Village

Local Law No. \_\_\_\_\_ 1 \_\_\_\_\_ of the year 2013

A local law Local Law 1 of 2013 amending Local Law 2 of 1991 which amended Zoning Ordinance #51, Article II, Section 1(30) "Height of Buildings"

Be it enacted by the Mayor and Board of Trustees of the  
(Name of Legislative Body)

County

City

Of

Island Park

as follows:

Town

Village

"Height, Building": The vertical distance measured from the Base Flood Plain plus two (2) feet to the highest point of the building.

This Local Law shall be effective upon filing with the Office of the Secretary of State.

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NEW YORK STATE DEPARTMENT OF STATE  
41 STATE STREET  
ALBANY, NY 12231

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County

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Of

Island Park

Town

Village

Local Law No. \_\_\_\_\_ 2 \_\_\_\_\_ of the year 2013

A local law Local Law 2 of 2013 amending Zoning Ordinance #51, Article III, section 1(B)(1) Value of Buildings.

Be it enacted by the Mayor and Board of Trustees of the  
(Name of Legislative Body)

County

City

Of

Island Park

as follows:

Town

Village

No building damaged by fire or other causes to the extent of more than 50% of the assessed value, as recorded by the Nassau County Assessor's Office, of such building shall be repaired or rebuilt except in conformity with the regulations of this ordinance.

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Of

Island Park

Town

Village

Local Law No. \_\_\_\_\_ 4 \_\_\_\_\_ of the year 2013

A local law amending Local Law 2 of 1991, amending Zoning Ordinance #51, Article IV, Section 5 entitled Height of Buildings. The purpose of this Local Law is to change the height of buildings.

Be it enacted by the Mayor and Board of Trustees of the  
(Name of Legislative Body)

County

City

Of

Island Park

as follows:

Town

Village

The proposed change of Section 5 entitled Height of Buildings is:

- a) On a plot less than 40 feet by 100 feet – twenty-six (26) feet;
- b) On a plot at least 40 feet by 100 feet, but less than 50 feet by 100 feet, twenty-seven (27) feet;
- c) On a plot at least 50 feet by 100 feet, but less than 60 feet by 100 feet, twenty-eight (28) feet;
- d) On a plot at least 60 feet by 100 feet, thirty (30) feet.

This Local Law shall be effective upon filing with the Office of the Secretary of State.

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**INC. VILLAGE OF ISLAND PARK**

**LOCAL LAW 5 OF 2013**

**Local Law 5 of 2013**, amending Zoning Ordinance #51, Article XI, Section 22 entitled Minimum Elevation for Erection of Structures.

Be it enacted by the Board of Trustees of the Inc. Village of Island Park, that Zoning Ordinance #51, Article XI, Section 22 entitled Minimum Elevation for Erection of Structures is hereby amended to read as follows:

Section 22 Minimum Elevation for Erection of Structures:

No person shall erect any dwelling within the Village of Island Park having a first floor elevation less than two (2) feet above the Base Flood Elevation as determined from the FEMA Firm Map 2009.

All exterior walls of any such dwelling below Base Flood Elevation +2'0" on any building plot, the grade of which is not wholly above the elevation of Base Flood Elevation +2'0" shall be of monolithic construction without window openings.

All such walls and floors below the elevation of Base Flood Elevation +2'0" will meet the FEMA Flood Mitigation Requirements and finished with a material approved by the Building Department.

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County

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Of

Island Park

Town

Village

Local Law No. \_\_\_\_\_ 6 \_\_\_\_\_ of the year 2013

A local law amending Zoning Ordinance #51, Article IV, Section 7 entitled Side Yards. The purpose of the Local Law is to change the aggregate width of the two side yards on either side of the building and the minimum width of each side yard.

Be it enacted by the Mayor and Board of Trustees of the  
(Name of Legislative Body)

County

City

Of

Island Park

as follows:

Town

Village

The proposed change of Section 7 entitled Side Yards is as follows:

Two side yards, one on each side of the building, the aggregate widths of which shall be at least fourteen (14) feet as required. Neither side yard shall be less than five (5) feet.

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Local Law No. \_\_\_\_\_ 7 \_\_\_\_\_ of the year 2013

A local law amending Local Law #7 of 2006, amending Local Law #3 of 1988 and amending Zoning Ordinance #51, Subdivisions 1A and 1C of Section 1 entitled Fees. The purpose of the Local Law is to change the Fee and Deposit charged to residents that have sustained damage from Hurricane Sandy and are submitting an application to the Zoning Board of Appeals.

Be it enacted by the Mayor and Board of Trustees of the  
(Name of Legislative Body)

County

City

Of Island Park

as follows:

Town

Village

The proposed addition will read as follows:

**Section 4** – The fee and deposit for applications to the Zoning Board of Appeals shall be waived only for a family or individuals meeting all of the following criteria:

1. Primary residence.
2. Five (5) year residency requirement.
3. Damage as a result of Hurricane Sandy which took place October 29, 2012.
4. Demolish of home to build another or the raising of an existing home.

This Local Law shall be effective upon filing with the Office of the Secretary of State.

VILLAGE OF ISLAND PARK  
LOCAL LAW NO. 8 OF 2013

A local law amending Zoning Ordinance #51, Article XIII, Section 11 entitled Certificate of Occupancy. The purpose of the Local Law is to provide guidelines for the issuance of a Temporary Certificate of Occupancy.

Be it enacted by the Mayor and Board of Trustees, of the Village of Island Park as follows:

**Section 13 – Temporary Certificate of Occupancy**

Upon request, the Building Inspector may issue a Temporary Certificate of Occupancy for a building or structure or part thereof before the entire work covered by the Building Permit shall have been completed, provided that such portion or portions as have been completed may be occupied safely without endangering life, health or the public welfare. A Temporary Certificate of Occupancy may be issued for a period not exceeding three months from its date of issuance and shall be void thereafter. The Building Inspector shall issue the Temporary Certificate of Occupancy in accordance with the provisions of the Building Code and a sum of one hundred (\$100.00) dollars has been paid.

This Local Law shall be effective upon filing with the Office of the Secretary of State.

INC. VILLAGE OF ISLAND PARK  
LOCAL LAW 1 OF 2014

Local Law to amend Local Law 2 of 2009, amending Zoning Ordinance #51, Article XI General Provisions, Section 21 entitled Fences, Hedges and Walls.

Be it enacted by the Board of Trustees of the Inc. Village of Island Park, Section 21 is hereby amended to add the following to Part A:

The fencing erected or maintained across the rear property line of residential zoned property backing onto commercial or business zoned property shall be NO MORE than 8 feet in height and upon the approval of the Chief Building Inspector.

NOTICE OF PUBLIC HEARING  
VILLAGE OF ISLAND PARK  
127 Long Beach Road  
Island Park, New York 11558

TAKE NOTICE that a Public Hearing will be held by the Board of Trustees of the Inc. Village of Island Park, Nassau County, New York at 6:45 P.M. on Thursday, June 16, 2016, at the Island Park Village Hall, 127 Long Beach Road, Island Park, New York, to consider the adoption of:

Local Law No. 9 of the Year 2016, amending Local Law 1 of 2014, amending Local Law 2 of 2009, amending Zoning Ordinance #51, Article XI General Provisions, Section 21 entitled Fences, Hedges and Walls. The purpose of this proposed Local Law is to establish the procedure and fees for installation of fences.

TAKE FURTHER NOTICE that the complete text of said proposed local law is on file with the Village Clerk and may be examined by any interested person during regular office hours.

BY ORDER OF THE MAYOR AND  
BOARD OF TRUSTEES

Constance L. Conroy  
VILLAGE CLERK

Dated: May 31, 2016  
Island Park, New York

**INC. VILLAGE OF ISLAND PARK**

**LOCAL LAW 9 OF 2016**

Fences, Hedges and Walls, is hereby adopted to include the following addition:

- F. All fencing installed in the front yard, from the property line fronting on a street to the front houseline, is to be no more than four (4) feet in height, and be of the type of construction that allows for fifty percent (50%) visibility. (Example: picket or chain link fencing)
  
- G. Fees
  - Building Permit Filing Fee \$50.00
  - Building Permit Approved \$100.00 for the first \$1,000.00 in construction costs, \$12.00 for every \$1,000.00 additional cost
  - Certificate of Completion Fee \$25.00



**INC. VILLAGE OF ISLAND PARK**

**LOCAL LAW 27 OF 2016**

Local Law 27 of 2016, amending Local Law 5 of 2013, amending Zoning Ordinance #51, Article XI, Section 22, entitled Maximum Elevation for Erection of Structures.

Be it enacted by the Board of Trustees of the Inc. Village of Island Park as follows:

All exterior walls of any such dwelling below the elevation of Base Flood Elevation +2'0" on any building plot, shall be of monolithic construction without openings. Open pier foundations are not permitted. All such walls shall be properly waterproofed with waterproofing material approved by the Building Department.