



**Village of Larchmont  
 Building Department  
 914-8346210 or 914-834-4349  
 Generator Building Permit  
 Application**

<b><u>Insurance Approved</u></b>
Liability_____
Workers Comp_____
Westchester Lic_____

<b><u>Board Approvals Date</u></b>
Zoning_____
Planning_____
Architectural_____

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<input type="checkbox"/> Building New Construction ___ SWPPP required	<input checked="" type="checkbox"/> Generator
___ Residential ___ Commercial	___ Residential ___ Commercial
<input type="checkbox"/> Building Alterations/Additions ___ SWPPP required	<input type="checkbox"/> Signs/Awnings <input type="checkbox"/> Fence
___ Residential ___ Commercial	<input type="checkbox"/> Other_____

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Block\_\_\_\_\_ Lot\_\_\_\_\_

1. Address of Proposed Work\_\_\_\_\_
2. Description of Work\_\_\_\_\_

3. Cost of Construction \$\_\_\_\_\_      4. Fee Charged \$\_\_\_\_\_

5. Application- Firm Name\_\_\_\_\_

6. Address\_\_\_\_\_

7. City/State/Zip\_\_\_\_\_

8. Contact Name\_\_\_\_\_ Phone/Cell\_\_\_\_\_

9. Plumber Name\_\_\_\_\_ Phone/Cell\_\_\_\_\_

10. Electrician Name\_\_\_\_\_ Phone/Cell\_\_\_\_\_

11. Indemnity Agreement: In consideration of the Village of Larchmont's issuance of the permit describe herein above, contractors and any subcontractors hereby agree at their sole cost and expense to indemnify, defend and forever hold harmless the village of Larchmont, its official, servants, agents and employees from any and all claims for personal injury, including death to any person including but not limited to applicant, contractor and subcontractors and their respective employees, and for any and all property damage which results from or is in any way connected with the work contemplated under this permit.

Signature of Applicant\_\_\_\_\_ Date\_\_\_\_\_

Name of owner\_\_\_\_\_ Telephone\_\_\_\_\_



## **Generators & HVAC Instructions**

Note: Applications will not be accepted unless 100% completed.

- Complete Building Permit application. (1) copy
- Legible, copy of Property Survey, showing location(s) outlined on survey. (2) copies
- Brochure or Specs showing type of unit (2) copies
- Fee, if check make payable to Village of Larchmont.
- Contractors Insurances; Workers Compensation, General Liability and Westchester County

### **Zoning**

To protect and preserve open space, neighborhood character, the environment, visual and aural aesthetics, and the welfare of the community, this local law establishes limitations on where generators and HVAC (heating, ventilating, and/ or air conditioning) equipment may be located on lots within the One -Family Residence and Waterfront Coastal Zone Districts and provides for additional controls to limit the noise such equipment generates.

**381- 41. J.** of the Zoning Law of the Code of the Village of Larchmont is hereby added to read as follows:

**381- 41.** Supplementary standards for specific accessory uses and structures.

J. Generators and outdoor HVAC equipment. Generators and outdoor HVAC (heating, ventilating, and/ or air conditioning) equipment shall be permitted outdoors as accessory structures in all One -Family Residence Districts and the Waterfront Coastal Zone District in accordance with all of the following requirements:

1) A concrete or other paved pad or pads supporting such equipment shall not exceed eighty (80) square feet in total.



2) Such equipment shall not be located in the front or side -front yard and shall be located in the rear yard wherever possible. Where such placement in the rear yard is impractical or infeasible, such equipment shall be located in a side yard as close to the principal building as possible, but in no circumstance shall the side yard setback of the equipment be less than one-half of the required side yard setback for the principal building.

3) Such equipment shall be screened by vegetation of a type, height and density that provides for year-round screening, so that the generator or HVAC equipment shall not be visible at grade level from adjoining property or the public street. Such screening shall be maintained in good condition at all times.

4) Such equipment shall comply with the maximum sound pressure levels set forth in section **195- 3** of the Village Code. Additionally, the Building Inspector or appropriate land use board may require such equipment to be enclosed with materials specifically designed and intended to attenuate such sound so as to bring them down to the levels mandated by the Village Code. Post -installation testing to measure the adequacy of such noise attenuation and compliance with the Village Noise Code may be required.

#### Section Three. Severability.

If any section, subsection, clause, phrase, or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

#### Section Four. Effective Date.