



**TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT
DIVISION OF BUILDING**

One Manitton Court, Islip, New York 11751

Administration.....	631-224-5464	Plumbing.....	631-595-3756
Permits.....	631-224-5466	Records/Inspections...	631-224-5470
Plans Examiner.....	631-224-5467	Zoning.....	631-224-5438

WIND TURBINE PERMIT REQUIREMENTS

Applications, forms and fee schedules are located at <https://islipny.gov/departments/planning-and-development/>.

As defined in § 68-3 of the Town of Islip Zoning Code, Wind Energy Turbines are an assemblage of towers, poles, structures or devices attached thereto, used to convert wind energy into electrical or mechanical energy in order to supplement an existing power source of a primary permitted structure.

APPLICATION SUBMISSION REQUIREMENTS:

In order to apply for an accessory building permit, please complete a Building Permit Application and bring to the Building-Permits Department along with the following:

1. Site Plan – Two (2) copies of the approved Site Plan.
2. Architectural Elevation Approval – One (1) copy of the approved architectural elevations from the Planning Division (the Architectural Elevation Review Form can be found on our website).
3. Fee – A non-refundable fee is due at the time of application. The fee for any Accessory Wind Energy Turbine application is \$15. The fee for any *Industrial* Accessory Wind Energy Turbine is \$500.
4. Survey – Three (3) copies of an accurate survey, signed and sealed by a NYS licensed surveyor, showing existing site structures and improvements. Survey shall include names of adjacent roadways; property line bearings and distances; tie distance to nearest street corner; lot area; tax lot information; dimensions of existing structures; heights of perimeter improvements (fences, walls, etc.); distances from existing structures and perimeter improvements to property lines; and road improvements abutting the site. The survey must be drawn to scale and be less than one (1) year old.
5. Manufacturer’s Specifications – Two (2) copies of manufacturer’s specifications for the wind turbine units including a list of construction material, factory listing and labeling in compliance with the NY State Building Code in effect at the time of application. The factory must certify that the wind turbine has been designed for the appropriate New York State wind, snow and seismic zones.
6. Construction Documents – Four (4) sets of construction documents signed and sealed by an architect licensed in the State of New York. Plans must be marked “For Construction”; drawings marked *Preliminary* or *Not for Construction* will not be accepted. Plans must include:
 - Plans must be no larger than 24x36 and be folded
 - Mounting or foundation details
 - Ground mounted turbines must include foundation design.
 - Roof mounted turbines must include certification that the building will accept loads imposed by the turbine. Must include a side elevation drawing showing overall turbine height. Said drawing shall also show fail-safe or mechanical braking systems.
 - Geographic Design Criteria for Town of Islip in conformance with the NY State Building Code in severe weathering, 130 mph wind zone, 20 pounds/square feet ground snow load and seismic design category B
 - Certification that structure will accept loads imposed by turbine
 - A single line electrical diagram.
 - Must comply with NFPA 70 (NEC).

APPLICATION REVIEW:

Accessory Wind Turbines are covered under sections §68-420.9 and §68-420.10 of the Town of Islip Zoning Code. Applications will be reviewed by various departments including Building (Zoning, Plans Examiners) and Engineering (Elevation & Grading). During the course of review, additional approvals may be required such as:

1. Town of Islip Right of Way Work Permit – Work performed within the public right of way (i.e. new driveway, curbing, sidewalk) requires a permit from the Department of Public Works (631-224-5610).
2. Variance – The Building Division (Zoning Dept.) will advise you if the plans don't comply with the Town of Islip Zoning Code. If you wish to request a variance, you will need to make an appointment with the Building-Zoning Department (631-224-5438) at One Manitto Court in Islip to get a denial letter. The denial letter will describe the relief you are seeking. You will then need to apply for a variance at the Zoning Board of Appeals (631-224-5489) which is located at 40 Nassau Avenue in Islip.
3. Wetlands Permit – If the property is in a wetlands area or flood zone, a Wetlands and Watercourses Permit will be required from the Planning Division (631-224-5450). During the course of their review, Planning will determine if NYSDEC approval is also required.

REQUIREMENTS PRIOR TO PERMIT ISSUANCE:

1. Suffolk County Board of Health Approval – BOH approval may be required based on the nature of the improvements. Contact SCBOH 631-852-5700.
2. Contractors Insurance Certificates:
 - a. NYS Workers Compensation Insurance – Town of Islip must be listed as Certificate Holder. Acceptable forms include NYS Form C-105.2, NYS GSI-105.2 (2/02), NYS Form U-26.3, or if exempt, signed & dated NYS Form CE-200.
 - b. NYS Disability Insurance – The Town of Islip must be listed as the Entity Requesting Proof of Coverage. Acceptable forms include NYS Form DB-120.1, NYS Form DB-155, or if exempt, signed & dated NYS Form CE-200.
ACORD Forms are not acceptable proof of NYS Worker's Compensation or Disability benefits insurance coverage.

REQUIREMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

Upon permit issuance, a list of requirements due prior to Certificate of Occupancy will be provided to you including:

1. Inspections – Applicant is responsible for ensuring that their contractors schedule all required inspections with the Building and Engineering Divisions (please see the applicable Inspection Process handout).
2. Foundation As-Built Survey – Three (3) copies of a survey, signed and sealed by a NYS licensed surveyor, showing building foundation (or slab) as-constructed. "Foundation As-Built Survey" shall include exterior dimensions of foundation (or slab); distances from foundation (or slab) to property lines; and elevations (referencing NAVD 88) of the top of foundation (or slab). Review of this survey is required prior to commencement of work.
3. Suffolk County Board of Health Approval – If BOH approval was required, a BOH final survey green stamp approval will be required prior to issuance of a Certificate of Occupancy. Contact SCBOH 631-852-5700.
4. Electrical Certificate – Please refer to the list of *Qualified Electrical Inspection Agencies* on our website.
5. Final Survey – Three (3) copies of an accurate survey, signed and sealed by a NYS licensed surveyor, showing structures and site improvements upon completion of site work. "Final Survey" shall include dimensions of structures; heights of perimeter improvements (fences, walls, etc.); distances from structures and perimeter improvements to property lines; road improvements abutting the site; size and location of any installed drainage structures; final site grading; elevations (referencing NAVD 88) of finished first floors, garage floors, drain inlets, driveways, retaining walls, and road improvements (curbing, pavement, sidewalks, drainage structures, etc.).
6. Documentation – Provide documentation as required by the inspectors including concrete certifications for ground mounted turbines.