



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT
DIVISION OF ENGINEERING AND CONTRACTS

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SITE PLAN REQUIREMENTS FOR GENERATORS ON COMMERCIAL PROPERTIES

<https://islipny.gov/departments/planning-and-development/engineering-division>

Ground mounted generators on commercial properties require Site Plan Approval along with Building, Plumbing and Fire Prevention System Permits.

[Site Plan Applications](#) should be filed with the Engineering Division - please reference the [Electronic Submittal Process – Engineering Division](#) instructions on the website.

In addition to the requirements listed on the Site Plan Application, be sure to provide / consider the following when submitting your application to Engineering:

1. **Site Plan:** Provide a site plan of the area within 75’ of any disturbance to be caused by the proposed installation. Include to scale:
 - a. The proposed generator location, curb, walk, landscaped areas, pavement, parking, overhead and underground utilities including storm drainage and sanitary structures. Note: Generators cannot be installed in areas designated as buffer areas.
 - b. Construction details appropriate to the proposed work.
 - c. Means of protecting generator installations from adjacent vehicular access areas and other potential conflicts.
 - d. Visual screening is required to ensure the generator is properly screened from off-site view and for noise mitigation. Solid panel fencing and evergreen shrubs/trees are effective mitigation measures.
 - e. Minimum Clearance Requirements (see Exhibit A on page 2).
 - f. Generators are considered Accessory Structures and must meet all applicable zoning requirements.
2. **Manufacturer’s Information:** Provide manufacturers catalog cut sheets for the proposed unit and any supplemental equipment; if more than one model is shown, be sure to indicate which cut sheets are for the proposed installation. Cut sheets should sanction the location for the proposed installation.
3. **NFPA Compliance:** Provide proof of compliance with *NFPA Engines Located Outdoors* as referenced in the current NYS Fuel Gas Code. Identify locations of nearest windows, doors or ventilation inlet points and distance separation to generator installations for adjacent structures, including neighboring properties if applicable. At the time of this writing, the 2020 NYS Fuel Gas Code references the 2018 version of NFPA 37:

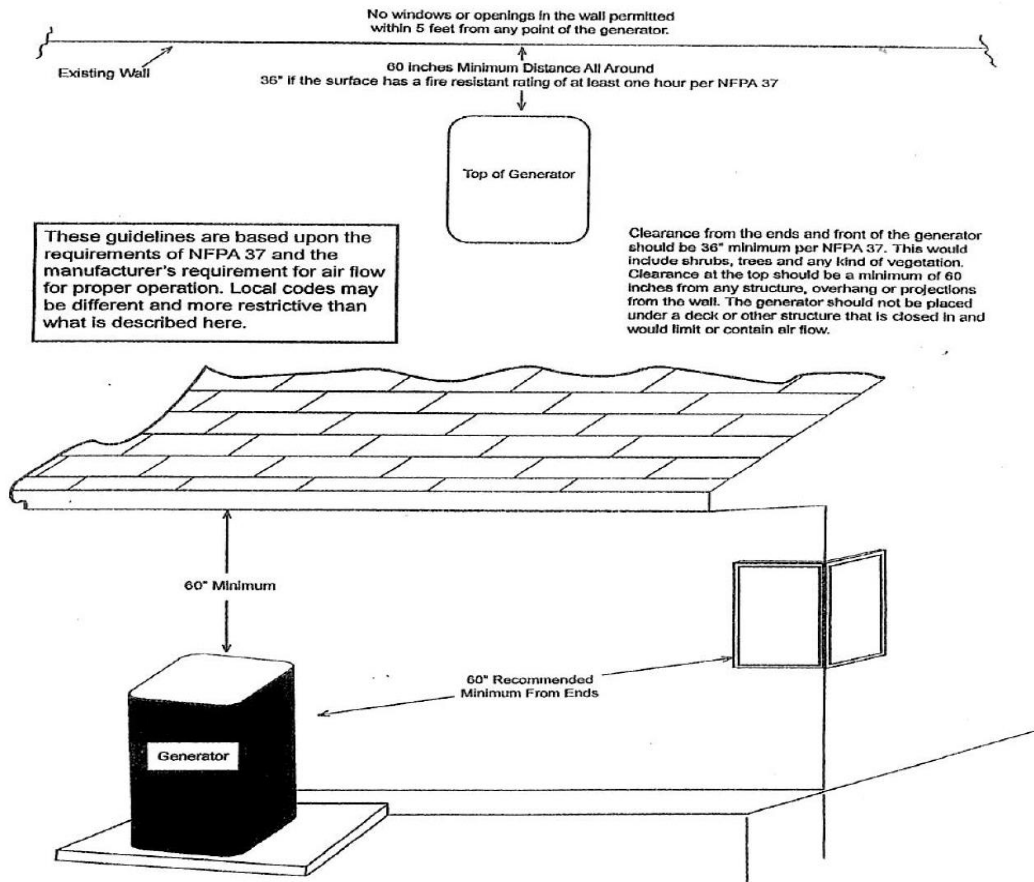
4.1.4 Engines Located Outdoors. Engines, and their weatherproof housings if provided, that are installed outdoors shall be located at least 5 feet from openings in walls and at least 5 feet from structures having combustible walls. A minimum separation shall not be required where the following conditions exist:

- 1. The adjacent wall of the structure has a fire resistance rating of at least 1 hour.*
- 2. The weatherproof enclosure is constructed of noncombustible materials and it has been demonstrated that a fire within the enclosure will not ignite combustible materials outside the enclosure.*

Once you receive Site Plan Approval, you can submit the requisite applications for Building, Plumbing and Fire Prevention permits - please refer to the [Generator Permit Requirements – COMMERCIAL](#) for details.

EXHIBIT A

MINIMUM CLEARANCE REQUIREMENTS



NOTE:

Failure to follow these minimum clearance guidelines may result in the generator failing inspection by the local building, electrical or fire inspector requiring the generator be reinstalled in the correct location.

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