



BUILDING AND CODES
P: 315-376-5377

7660 North State Street
Lowville, NY 13367
lewiscountyny.gov

Application for Town/Village Greig of
Land Use/Zoning Permit

INSTRUCTIONS

Permits are available at the Town Clerks Office for the town you are building in, or at the Lewis County Building Codes Office.

Please fill in all of the information requested on the permit that pertains to your project.

If you have questions or need help, please call the Lewis County Codes Office.

You will need an approved Land Use Permit (from this office) in order to obtain a Lewis County Building Permit (for the structure).

The landowners name and address should also be on the permit if different from the applicants.

Location of development is the address of the location being developed or where the building is going. Please use the new 4 or 5 digit number assigned to your location by the Lewis County 911 Data Processing Office. If you don't know your 4 or 5 digit number, call 315-376-5336.

Please provide the correct Tax ID number from your tax bill: it will look like: 348.00-01-02.300

Please provide a complete description of your project.

An accurate and complete plot plan is required as explained on the application; applications will not be processed without a completed plot plan.

Driveways may be subject to regulation; applicant is responsible to contact entity that controls Right of Way prior to installation.

Please be advised that if you build on a road designated as a seasonal or minimum maintenance road, you cannot expect the road to be maintained or the snow to be plowed.

TOWN/VILLAGE OF

Greig

LAND USE APPLICATION

Date: _____ Permit Number: _____

Tax Map Number: Example (111.00-01-01.100) _____

Construction Start Up Date: _____ Application Fee: \$ _____

Applicants Name: _____ Phone: _____

Applicants Mailing Address: (Street, Town, Zip) _____

Property Owner's Name: _____ Phone: _____

Property owner's address: _____

_____ Zone: _____

Exact location of property to be developed (911 address) _____

Is proposed Development/Use within a FEMA Designated Flood Zone? Yes _____ No _____

Describe the proposed development or use applied for (Single Family, Mobile Home, Storage Building, Garage, Home Occupation, Commercial, Retail, Other) _____

Size of Existing Building _____ Size of New Building/structure _____

Size of Addition Added to Existing Building _____ Closest Distance to Lot Lines, Right Side _____

Left Side _____ Rear Lot line _____ To Centerline of Road _____

Road Frontage _____ Depth of Lot _____ Total Acreage _____

To apply for a Land Use Permit, you MUST provide this Land Use Application filled out, a check payable to the Lewis County Clerk for the application fee, and One (1) copy of a Plot Plan (read directions on plot plan sheet).

The undersigned hereby makes application for a land use permit for the purpose and site described herein and agrees that such work will be undertaken in accordance with all applicable laws, ordinances, and requirements of that Town / Village, Lewis County, New York

Signature of applicant _____ Date _____

FOR ENFORCEMENT OFFICERS USE ONLY

Application approved (YES, NO)

WORK MAY COMMENCE

Signature of Enforcement Officer: _____ Date: _____

Applications approved with conditions - SEE ATTACHED

Signature of Enforcement Officer: _____ Date: _____

WORK MAY NOT COMMENCE

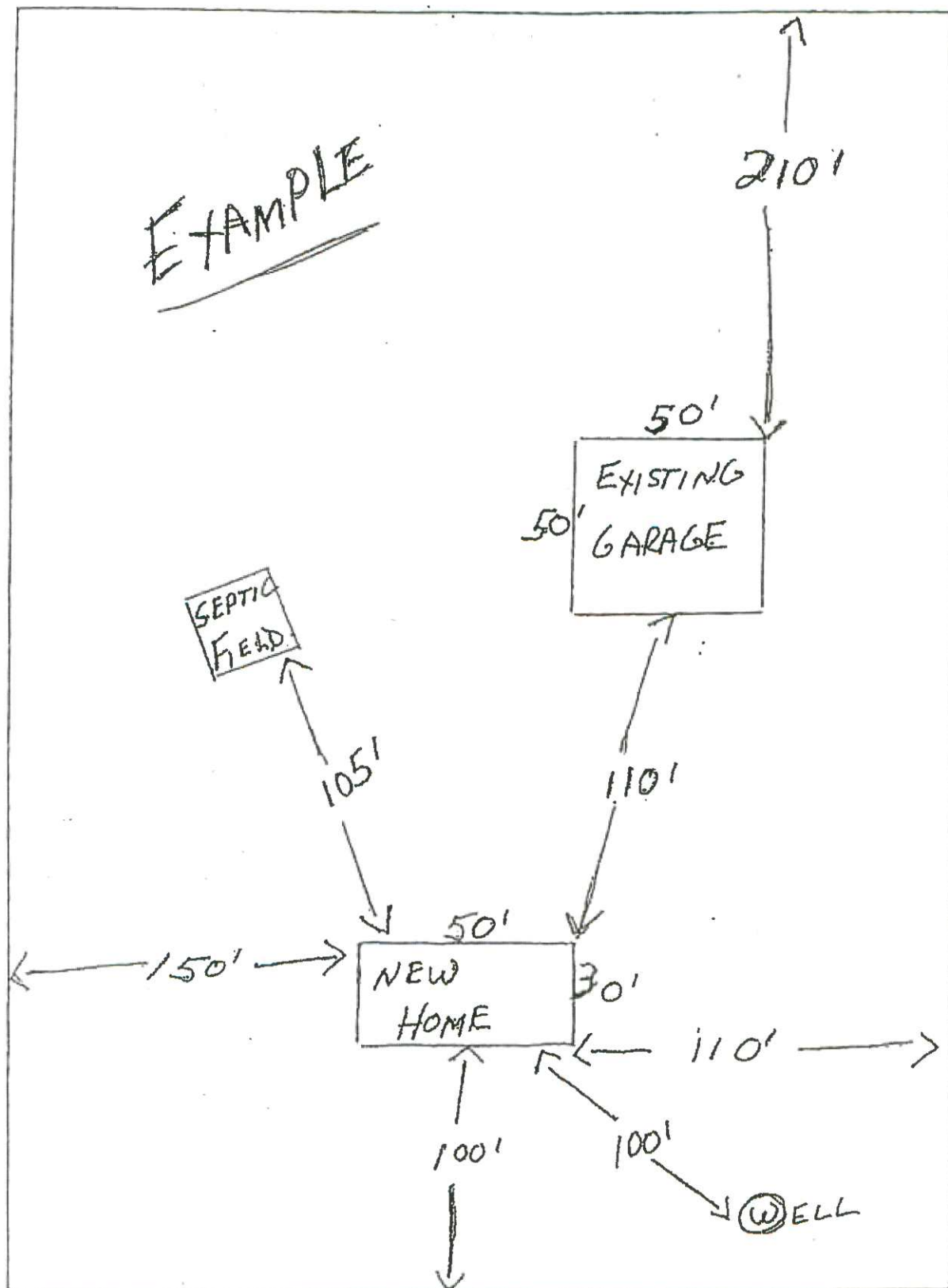
REASON ATTACHED

Signature of Enforcement Officer: _____ Date: _____

WIDTH OF LOT AT REAR

EXAMPLE

DEPTH
OF
LOT
500
FEET



WIDTH OF LOT AT FRONT
ROAD NAME

Use the space below or attach a separate sheet to show the location of the proposed building(s) in relation to all roads public or private, distance proposed building is from all bodies of water, the location of all wells and septic systems, existing and proposed, the distance between buildings and give the road name as well as the names of all adjacent landowners. Also show the lot width and depth, and show the distance of proposed building(s) to all property lines.

NOTE: GIVE THE DISTANCE OF ALL WELL AND SEPTIC SYSTEMS ON NEIGHBORING PROPERTIES TO YOUR PROPOSED WELL/SEPTIC IF CLOSER THAN 150FT.

PLOT DIAGRAM

NAME OF ADJACENT LAND OWNER _____		
Y OUR PROPERTY LINES		
OWNERS NAME LEFT SIDE	REAR LOT WIDTH _____ 	OWNERS NAME RIGHT SIDE
LOT DEPTH _____		LOT DEPTH _____
FRONT LOT WIDTH _____		
ROAD NAME _____		
THIS AREA REPRESENTS THE ROAD IN FRONT OF YOUR PROJECT. SHOW DRIVEWAY		

The Lewis County Building Codes Department enforces the Zoning and Land Use Laws as an accommodation to the towns and villages. The Zoning and Land Use Permit Applications may be obtained at the County Building Codes Department, Monday – Friday, 8:30 a.m. – 4:30 p.m.

ZONING / LAND USE PERMIT FEE SCHEDULE

Principal Structure		\$50.00
Multi-family dwelling	\$15.00 per living unit plus	\$50.00
Agricultural structure (new and new additions)		\$25.00
<i>(Where required by town law)</i>		
Additions to Buildings and Structures		
Under 144 square feet		\$25.00
Additions to Buildings and Structures and accessory structures		
144 square feet to 500 square feet		\$25.00
Additions to Buildings and Structures and accessory structures		
Over 500 square feet		\$50.00
If attendance of the zoning official is required at a <i>Town Board</i> , <i>Zoning Board of Appeals</i> or <i>Planning Board</i> meeting, the applicant will pay a per hour charge of		\$25.00

Questions on Subdivisions should be referred to the Town Clerk or Planning Board Chairman of the Town or Village.

The above fee schedule only covers Zoning and Land Use permits. Town law determines the regulations and fees.

Building permits are also required for most all construction in Lewis County and are governed by state law.

Section 590 Fences

No owner or occupant of a lot or premises located within the Town shall erect or maintain any perimeter fence or gate except in accordance with the following provisions. Agricultural fences are exempt from these provisions except for provision G.

- A. A fence erected or maintained in the front yard, or side yard, of any lot or premise shall not exceed four (4) feet in height within the front yard setback area (fifty (50) feet as measured from the road edge) or the front of the present structure, whichever is closer.
- B. The height of a fence shall be measured from the unaltered grade at the base of the fence to the highest point in the fence.
- C. The good or finished side of the fence is to face the adjoining properties in the case of an interior lot line or to the public street or right-of-way in the case of a property line contiguous with a public place.
- D. All fences must be maintained in a sturdy, safe condition and must be structurally sound and suitably painted or otherwise finished at all times unless the fence has a natural wood finish. Any slats, components or members must be replaced if and when they become loose or missing.
- E. The fence must be located fully within the property lines of the subject premises.
- F. In no case shall any fences, hedges, trees or shrubbery be located less than fifteen (15) feet from the road edge, or if, in the judgment of the Supervisor of Highways, it is deemed a safety hazard or obstructs the view of vehicular or pedestrian traffic on such roads.
- G. The perimeter of the property as referred to in this section is defined as:
The area between the property line and the appropriate set back distance as defined in Section 415.

Section 595 Special Events

All special events shall comply with the provisions of the Town of Greig Mass Gathering Law Local Law 1-2007 dated 5-16-07 and as amended.

A Town of Greig Mass Gathering Permit shall be required in accordance with such local law and shall constitute compliance with the permit requirements of this law.

Section 596 Outside Wood Furnaces/Boilers

- A. All new furnaces/boilers installed after the effective date 5-13-2009 of this law must obtain a Solid Fuel Burning Permit prior to installation of said furnace/boilers.
- B. Standards: