



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

Angie M. Carpenter, Town Supervisor

Christopher H. Poelker, P.E., Town Engineer

655 MAIN STREET ISLIP NEW YORK 11751 TEL: (631) 224-5360 FAX: (631) 224-5365

**SITE PLAN REQUIREMENTS FOR GENERATORS (GROUND MOUNTED) –
COMMERCIAL PROPERTIES**

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

Ground mounted generators on commercial properties require an approved site plan and subsequent Generator, Plumbing and Fire Prevention System Permits.

[Site Plan Applications](#) shall 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 item 4 below).
 - f. Generators are considered Accessory Structures and must meet all applicable zoning requirements.
2. **Survey:** The survey requirements listed on the Site Plan Application apply; however, for purposes of obtaining a generator permit, the survey which must be less than one (1) year old can be limited to a distance of 75’ from the designated area of disturbance.
3. **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. In selecting a unit and placement, be aware of the [Islip Town Code Chapter 35 Noise](#). During operation, excessively loud units may be subject to violation.
4. **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.

Upon receiving site plan approval, you may submit Building Division applications for [Generator](#) and [Plumbing](#) permits, and [Fire Prevention](#) permit applications.