

A LOCAL LAW 3-2026 to amend Russell Gardens Code Chapter 12 entitled “Building Construction.”

Section One. Russell Gardens Code Chapter 12 entitled “Building Construction” Article I entitled “General Provisions” Section 2 entitled “State Building Construction Code and Manual” subsection A is hereby amended to read as follows:

A. Without intending to specify each and every instance in which a building permit is required, no person, firm or corporation shall commence the erection, construction, enlargement, alteration, removal, improvement, demolition, conversion or change in the nature of the occupancy of any building, structure or land area or of any platform, staging or flooring to be used for standing or seating purposes; the addition or removal of any window or the change in size or shape of an existing material or color that is different from the existing roof; or the cutting or widening of any driveway so as to change its contour in such a way as to provide, in width, for the parking of more than one passenger automobile and/or in such a way as to diminish or reduce the preexisting or existing lawn area and/or to permit any parking of any kind or description, including but not limited to boats or vehicles of any kind, on said lawn area or to diminish or curtail the front or rear yards as free, open and unoccupied spaces with respect to any structure; or the cutting or restoration of a curb; or the removal of shrubs and trees from vacant lands; or the excavation or stripping of land in connection, directly or indirectly, with the preparation for construction or alteration of any structures; or the installation or alteration of any plumbing system. air-conditioning system or heat pump; or the removal of soil, sand or gravel from vacant land; the movement, importation or removal of earth which raises or lowers the existing elevation of the ground for any parcel, vacant or improved, by one foot or more; or to erect a fence; or to erect scaffolding or sidewalk bridging; or to engage in any other activity or operation covered by this chapter, or cause the same to be done, without first obtaining a separate building permit from the Village for each such building, structure, activity or operation and paying the requisite fee therefor.

Section Two. Russell Gardens Code Chapter 12 entitled “Building Construction” Article IV entitled “Building Permits” Section 12 entitled “Building permit requirements” subsection A is hereby amended to read as follows:

A. Without intending to specify each and every instance in which a building permit is required, no person, firm or corporation shall commence the erection, construction, enlargement, alteration, removal, improvement, demolition, conversion or change in the

nature of the occupancy of any building, structure or land area or of any platform, staging or flooring to be used for standing or seating purposes; the addition or removal of any window or the change in size or shape of an existing window; the replacement of an entire roof with a material or color that is different from the existing roof; or painting the exterior of all or a portion of any building or structure; or the cutting or widening of any driveway so as to change its contour in such a way as to provide, in width, for the parking of more than one passenger automobile and/or in such a way as to diminish or reduce the preexisting or existing lawn area and/or to permit any parking of any kind or description, including but not limited to boats or vehicles of any kind, on said lawn area or to diminish or curtail the front or rear yards as free, open and unoccupied spaces with respect to any structure; or the cutting or restoration of a curb; or the removal of shrubs and trees from vacant lands; or the excavation or stripping of land in connection, directly or indirectly, with the preparation for construction or alteration of any structures; or the installation or alteration of any plumbing system, air-conditioning system or heat pump; or the removal of soil, sand or gravel from vacant land; the movement, importation or removal of earth which raises or lowers the existing elevation of the ground for any parcel, vacant or improved, by one foot or more; or to erect a fence; or to engage in any other activity or operation covered by this chapter, or cause the same to be done, without first obtaining a separate building permit from the Village for each such building, structure, activity or operation and paying the requisite fee therefor.

Section Three. Russell Gardens Code Chapter 12 entitled “Building Construction” Article VII entitled “Plumbing, Heating and Air Conditioning” Section 25 entitled “Licensed plumber and/or qualified contractor required” is hereby amended to read as follows:

All plumbing, heating and air-conditioning work shall be performed by or under the direct supervision of a plumber and/or heating and air-conditioning contractor duly licensed by and/or qualified to work in the Town of North Hempstead. The plumber and/or heating and air-conditioning contractor having such supervision of the work to be done

shall be directly and personally responsible for compliance with this Article, even though he does not personally perform the work.

Section Four. Russell Gardens Code Chapter 12 entitled “Building Construction” Article VII entitled “Plumbing, Heating and Air Conditioning” Section 27 entitled “Air conditioning” subsection A is hereby amended to read as follows:

A. Residential zones; location. No air-conditioning condenser or heat pump for use in a one-family residential dwelling shall be installed or situated at an exterior location on the premises unless it shall be in a rear or side yard. In the Residential A District such condenser shall be installed at least 15 feet from any such side or rear property line; in the Residential B District, such condenser shall be installed at least 13 feet from any such side property line and at least 20 feet from any such rear property line.

Section Five. This local law shall take effect immediately upon filing with the Secretary of State.