

Building and Zoning Permit Application No. _____
Town of Byron
7028 Rte. 237, Byron, NY 14422

Date: _____

Zone: _____ Flood Zone: _____ Corner Lot: _____

Application for:

- Residential Commercial Industrial Agriculture New Construction Fence
 Pond Sign Alteration Addition Demolition
 Accessory Bldg. Mobile Home Home Occupation Land Separation
 Site Plan Approval Special Use Permit Temporary Use Subdivision
 Zoning Variance Request Other Specify: _____

Tax Map No.: _____

Owners' Names: _____ Phone No.: _____

Address: _____

Applicant's Name: _____ Project Address: _____

Email Address: _____ Phone No.: _____

Description of Project: _____

Project Dimensions: Length _____ Width _____ Height _____

Yard Setbacks For Project: Front _____ Side (A) _____ Side (B) _____ Rear _____

Estimated Cost of Building: \$ _____

I, _____, as owner of authorized agent, hereby declare that the statements and information on the foregoing application are true and accurate, to the best of my knowledge.

Signature _____ Date _____

Review completed by CEO/ZEO Approved Denied

Zoning Fee \$ _____ Building Permit Fee \$ _____ Total \$ _____ Receipt No. _____

Issuing Officer: _____ Date: _____

In signing this document I hereby give the right of an on-site inspection to the Town of Byron Code Enforcement Official or their designee. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.



Town of Byron
7028 Rte. 237, Byron, NY 14422

ZONING & CODE ENFORCEMENT INFORMATION SHEET

OWNER/APPLICANT: This cover sheet is intended to provide an overview of the various permits that may be necessary for your project and/or use in the Town of Byron.

A **Zoning Permit** is necessary for almost any structure, large or small, permanent or stationary, non-farming or farming. Zoning deals with the Placement and Use of a specific parcel.

A **Building Permit** deals with the construction of the project for the specific use that was applied for and approved by the Town of Byron. A building permit is needed when any of the following occur:

- | | |
|---|----------------------|
| *New construction | *Fencing |
| *Alterations, additions and repairs | *Demolitions |
| *Storage sheds, storage containers, barns and garages | *Woodburning devices |
| *Swimming pools | *Decks |
| *Change of use in land or building/business | *Signs |

1. An application for a Zoning/Building Permit should be filled out and any supporting information shall be submitted to the Zoning Enforcement Officer (ZEO) prior to ANY work being started at your project site. Call to arrange for a meeting time or if you have any questions pertaining to your application and intended use. We also need to know if your project is in the Town of Byron Sewer District.
2. The ZEO will review the application and either issue the permits required for the project or will advise you of what other information may be necessary. If your project and/or use requires a Special Use Permit or a Use or Area Variance the ZEO will supply you with the proper forms for those applications. There are time deadlines associated with these specific applications.
3. After all requirements are met a **ZONING PERMIT** will be reviewed and then issued.
4. A **BUILDING PERMIT** will be reviewed and then issued.
5. If the project is started without the proper permits **EXTRA FEES** will be added to the project. All fees must be paid prior to issuance of a permit.
6. Construction **MUST NOT** be started until all permits are issued and inspection intervals have been set up.
7. All calls for necessary inspections or re-inspections are the responsibility of the owner/applicant for the project. Calls should be made at least 48 hours in advance. Failure to call for the required inspections, as prescribed by the CEO, may result in a Stop Work Order and/or other legal remedies and/or additional expenses to prove compliance with the Uniform Code. A Renewal Permit may be applied for a project that may require more than the permitted time of the permit.
8. Please call if you have any questions pertaining to the process of getting the permits and inspections.

Zoning/Code Enforcement Officer

Gerry Wood

Office: 585-548-7123 ext. 15

Cell: 585-490-4152

*Call any time except Sunday or leave a message

GUIDELINES FOR TOWN OF BYRON INSPECTIONS

✓ After each stage of construction, call the Code Enforcement Officer at 585-548-7123 ext. 15 or 585-490-4152 to schedule an inspection.

HOUSE/ADDITION/GARAGES:

- ✓ Footing/foundation before pour (do not backfill until inspection is done).
- ✓ Footing drains and waterproofing foundation before covering or concealing.
- ✓ Rough framing to include rough plumbing, electrical and mechanical.
- ✓ Insulation
- ✓ Final electric inspection shall be done by third party electrical inspection agency. Sticker and/or paperwork will be picked up during final inspection.

DECKS:

- ✓ Footing inspection with ledger board and flashing (shall be a minimum of 42" deep) when complete.

Note: If deck is adjoining a pool more stringent codes will apply.

POOLS:

- ✓ Side walls must be a minimum of 48" high (for above-ground pools).
- ✓ Alarms required on surface of water and in house.
- ✓ Pool bonding and complete electric shall be inspected by a third party inspection agency. Sticker and/or paperwork will be picked up during final inspection.

HOT TUBS:

- ✓ When complete it shall have a locking cover.
- ✓ Bonding and complete electric shall be inspected by a third party inspection agency. Sticker and/or paperwork will be picked up during final inspection.

POLE BARNs:

- ✓ When holes are dug (shall be a minimum of 48: deep).
- ✓ When complete, note, if electric is installed, an inspection is required by a third party inspection agency. Sticker and/or paperwork will be picked up during final inspection.

SHEDS:

- ✓ When complete, may need anchoring, please check with code officer.
- ✓ Note: If electric is installed, an inspection is required by a third party inspection agency.
- ✓ Sticker and/or paperwork will be picked up during final inspection.

GENERATORS/EV CHARGERS:

- ✓ When complete, electric shall be inspected by a third party inspection agency. Sticker and/or paperwork will be picked up during final inspection.

WOOD/GAS STOVES/CHIMNEY/SOLID FUEL BURNING EQUIPMENT:

- ✓ Note: Shall be installed according to manufacturers instructions, when complete.

There may be exceptions to these guidelines depending on the type of construction. Call the Code Enforcement Officer at 585-548-7123 ext. 15 or 585-490-4152 if you have any questions.

Homeowners who are doing the work themselves need to follow the following link to supply the Town of Byron with a CE-200, exemption from workers' compensation and disability insurance.

Here is a link to follow to fill out the application for the CE-200:

<https://www.wcb.ny.gov/icexempt/index.jsp> **Please follow this link and print the CE-200, sign it and submit it with your application.**

Make sure to disable pop-up blockers so that you will be able to view and print your CE-200 certificate once completed.

Create a unique pin by following the instructions given.

If you already have created a pin, please sign on with the information requested.

*If you are completing the CE-200 as a Homeowner:

Nature of the Business select – Homeowner

Applying for select – Building permit

Issuing Governmental Agency – Town of Byron

Enter the project dates (when work will start and estimate of when it will be completed).

Address (the address where the work will be done).

Complete and submit the application.

Please print, sign and date the certificate and turn in with your completed building permit application to the Town of Byron Building Department.

Affidavit of Exemption to Show Specific Proof of Workers' Compensation Insurance Coverage for a 1, 2, 3 or 4 Family, Owner-occupied Residence

****This form cannot be used to waive the workers' compensation rights or obligations of any party.****

Under penalty of perjury, I certify that I am the owner of the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, and I am not required to show specific proof of workers' compensation insurance coverage for such residence because (please check the appropriate box):

- I am performing all the work for which the building permit was issued.
- I am not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping me perform such work.
- I have a homeowner's insurance policy that is currently in effect and covers the property listed on the attached building permit AND am hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for which the building permit was issued.

I also agree to either:

- ◆ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if I need to hire or pay individuals a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit, or if appropriate, file a WC/DB-100 exemption form; OR
- ◆ have the general contractor, performing the work on the 1, 2, 3 or 4 family, **owner-occupied** residence (including condominiums) listed on the building permit that I am applying for, provide appropriate proof of workers' compensation coverage or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit if the project takes a total of 40 hours or more per week (aggregate hours for all paid individuals on the jobsite) for work indicated on the building permit.

(Signature of Homeowner)

(Date Signed)

(Homeowner's Name Printed)

Home Telephone Number _____

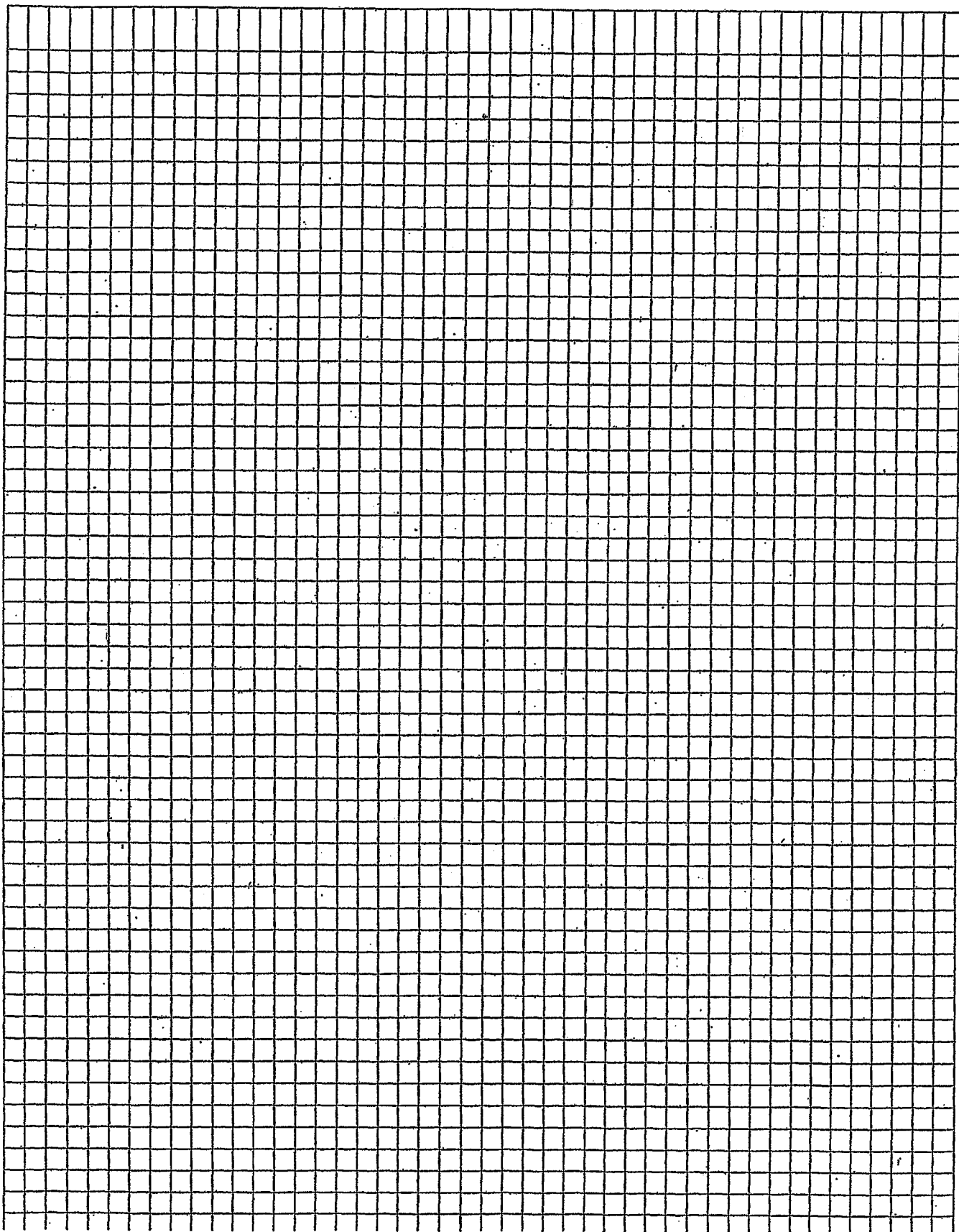
Property Address that requires the building permit:

<p><i>Sworn to before me this _____ day of</i></p> <p>_____</p> <p>_____</p> <p><i>(County Clerk or Notary Public)</i></p>
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Once notarized, this Form BP-1 serves as an exemption for both workers' compensation and disability benefits insurance coverage.

PLOT DIAGRAM

Locate clearly and distinctly all buildings, whether existing or proposed, and indicate all yard dimensions from property lines. Give identifying information or deed description, show street names and adjacent property owner names. Indicate whether an interior or corner lot.



TOWN OF BYRON - Table 1

DISTRICT	PERMITTED USES	MINIMUM [5] LOT SIZE (Sq. Ft.)	MINIMUM FRONTAGE [5] (ft.)	MINIMUM DEPTH [5] (ft.)	MINIMUM YARDS (ft.)			% - MAXIMUM LOT COVERAGE	MAXIMUM [6] HEIGHT (ft.)	BUFFER	SITE PLAN	
					Front	Rear	Side					
A-R Agricultural-Residential	Single Family Dwelling (Sewer District)	40,000	150	200	50 [4]	50 [4]	15 [4]	20	35	----	----	
	Two Family Dwelling (Sewer District)	35,000	125	175	50							
	Multi Family [3]	45,000	150	250								
	Non-Residential	40,000	125	225	75	30 [4]	30	30	35	----	YES	
		+3,000 @	175	300	75	30	30	30	35	YES	YES	
R-1 Residential	Single Family Dwelling (Sewer District)	50,000	150	175	50 [4]	50 [4]	15 [4]	20	35	----	----	
	Two Family Dwelling (Sewer District)	25,000	100	150	50							
	Multi Family [3]	35,000	150	200								
	Non-Residential	30,000	125	175	75	30 [4]	30	30	35	----	YES	
		+3,000 @	160	250	75	30	30	30	35	YES	YES	
C-1	Retail & Service [1]	80,000	250	300	50	30	15	30	35	----	YES	
C-2	Commercial -Retail [1]	40,000	150	200	60	30	50	30	35	YES	YES	
I-1 Industrial	Light Industrial [2]	80,000	250	300	75	30	30	30	35	YES	YES	
FP	Flood Plain	Refer to Section 905										
LC	Land Conservation	Refer to Section 906										
AG	Agriculture	Refer to Section 907								100'-Windmills		YES

NOTES:
 [1] No Commercial or Business structure shall be located within 50 feet of a Residential District.
 [2] No Industrial structure shall be located within 100 feet of a Residential District.
 [3] Two Family lot size plus 3,000 sq. ft. per each dwelling unit over two dwelling units.
 [4] Buildings/Structures 150 sq. ft. or less - the side and rear yard minimums can be reduced to 5 feet per.
 [5] Excludes the Highway Right of Way (ROW)
 [6] Steeples and Agricultural structures may extend to a maximum height of 80 feet.

**Town of Byron
Schedule of Fees
Building/Zoning Permits
(Updated 4/2026)**

Permit/Service	Fee
Residential Building Permit Fee	
Includes the Certificate of Occupancy/Compliance-CO/CC	
One and Two Family Dwellings:	
\$.40 sq. ft.	Minimum \$500.00
Mobile Homes (Manufactured Homes) and/or Modular Home	\$350.00
*Building Permit is good for 1 year with 2 extensions	
Multi-Family Dwelling:	
\$.50 per sq. ft. (electrical inspections are extra)	Minimum \$600.00
Accessory Structures (Shed, Storage Container, Gazebo) and/or Alterations – Single Story:	
Up to 599 sq. ft.	\$50.00
Over 600 sq. ft.	\$100.00
Special Inspections and Other Miscellaneous Fees:	
Deck	\$75.00
Chimney and solid fuel permits	\$50.00
Certificate of Occupancy/Compliance	\$75.00
Demolition permit	\$100.00
Swimming pool:	
Above-ground	\$60.00
In-ground	\$100.00
Miscellaneous inspections, i.e. Fire and/or Safety Inspections	\$100/hr. (per 1 hour)
Remodeling to habitable space (i.e. garages, porches)	\$.40 per sq. ft. – minimum \$200.00
Zoning Permit Fee	\$50.00
Fireworks	\$250.00
Food Trucks (maximum 30 days)	\$250.00
Special Events-Arts & Craft Shows, Festivals, Weddings, Charity Events, Flea Markets	\$250.00
EV Chargers	\$250.00
Hot Tubs	\$50.00
Fences	\$50.00
Signs	\$50.00
Generators	\$50.00
Roof Permit	\$50.00
Short-Term Rental Properties, i.e. Airbnbs, VRBOs	\$150.00

**Town of Byron
Schedule of Fees
Building/Zoning Permits
(Updated 4/2026)**

Permit/Service	Fee
Commercial & Industrial:	
Includes the Certificate of Occupancy/Compliance. Non-habitable.	
New Structures/Renovations to Existing Structures:	
1 st 5,000 sq. ft.	\$.50 per sq. ft. – minimum \$500.00
Each additional 100 sq. ft.	\$2.00 per 100 sq. ft.
Cell Towers	\$250.00
Solar Commercial – also requires a Special Use Permit	\$500 plus \$4.00 per KWH
Zoning Fees:	
*Zoning Permits shall be issued upon the payment of \$2.50/100 sq. ft. of building/structure construction, but the MINIMUM in any event shall be \$35.00	
Application to Zoning or Planning Board	\$100.00
Application for Special Use Permit	\$200.00
Application for Amendments	\$200.00
Public Hearing Fee	\$200.00
Site Plan Review	\$200.00
Land Separation Fee	\$100.00 per application plus \$50/parcel up to 3 parcels
Subdivision Fee	\$500 per application plus \$50/parcel for 4 or more parcels
Work Commenced Without a Permit	Triple Permit Fees plus regular permit fee
Residential Solar Systems	\$100.00

Notes:

1. All fees are to be paid at the time the permit is issued.
2. Measurements will be made on the outside of the structure. Totals will include the basement, 1st floor and 2nd floor. Totals will not include a crawl space or attic, no part to exceed 5 feet in height. Renovations equaling 50% of the value will be considered a new structure.