



(631) 957-7500
(FAX (631) 957-4605

INCORPORATED VILLAGE OF LINDENHURST

430 SO. WELLWOOD AVENUE - LINDENHURST, NEW YORK 11757

TWO FAMILY REVIEW BOARD

In order to be granted a Certificate of Compliance for two family use, the following criteria and requirements must be met:

1. The two family dwelling must be OWNER OCCUPIED.
2. The two family dwelling must have two on-site parking spaces per dwelling unit (a total of four on-site parking spaces for each two family dwelling). The parking spaces shall be paved with asphalt, concrete or other similar permanent materials.
3. The two family dwelling will be required to have only one front entrance, all other entrances will be on the side or in the rear of the dwelling. A front entrance leading to the foyer to the two dwelling units will be acceptable.
4. The rental apartment must have a Certificate of Occupancy.
5. Smoke detectors must be installed outside the sleeping area and in each bedroom. Carbon Monoxide detectors must be installed on each floor and within 15' of bedrooms.
6. Cooking area must be adequately fireproofed.
7. Each room must have at least 2' x 2' of window area (clear opening). NEW CONVERSIONS: Each bedroom window on the 1st floor must have a minimum clear opening of 5.0 sq. ft. and every other bedroom window must have a minimum clear opening of 5.7 sq. ft.
8. All ceilings must be a minimum of 7'6".
9. Handrails must be installed on all stairways.
10. Stairway between units or hallways must have ¾ hr. fire rating (1/2" type sheetrock under stairs)
11. Doors between dwelling units must have a minimum ¾ hour fire rating and must self-close. Door and frame must have label indicating the fire ratings.
12. The exterior of the house must be in good condition.
13. The yard must be adequately maintained and free of debris.
14. There must be interior access between the two dwelling units.
15. Ceiling to be protected with (1) one layer 5/8" type-X Gypsum board or equivalent above burner and/or Hot Water Heater, must extend outward 2' in all directions.
16. Sewers must be installed.