



TOWN OF NISKAYUNA FENCE REQUIREMENTS

One Niskayuna Circle
Niskayuna, New York 12309
386-4522 Fax 386-4592

A building permit is required. Contractors must provide general liability insurance identifying the Town as the certificate holder, along with proof of NYS workers' compensation and disability benefits insurance coverage, or approved waiver. Homeowners may perform their own work with an affidavit of insurance exemption.

BUILDING CODE AND ZONING ORDINANCE REQUIREMENTS

1. Fence plans must show the following:

- a. Height of fence
- b. Type of fence
- c. Location in relation to property lines
- d. All other structures on property (i.e. house, garage, shed, pool...)

Plans should be on either 8-1/2 x 11 or 11 x 17 paper. Plans from a home improvement center or lumberyard may be acceptable if sufficient detail is provided.

2. A fence may be located up to property lines but may not encroach on the adjoining property. It is suggested to have a surveyor locate property lines before installing fences. It is the owner's responsibility to verify the location of the property lines for issuance of permit.
3. A fence may not be located within any Town easement without special approval from the Town of Niskayuna.
4. The ornamental side of all fences must face adjoining properties.
5. The maximum height for fences in a rear yard is six (6) feet (see Figure 1 on back).
6. The maximum height for fences in a side or front yard is four (4) feet (see Figure 1 on back).
7. For corner lots, the yard between the side of the house and the side street is a front yard (see Figure 2 on back).
8. For corner lots, fences may not exceed 30 inches in height within a thirty (30) foot triangle on the corner (see Figure 2 on back).
9. All fences shall be properly maintained with respect to appearance and safety. Hazardous materials, electrical fences, and barbed wire are not permitted.
10. A fence associated with a recreational facility such as a tennis court, is considered part of that facility and is subject to the accessory structure ordinance.
11. A fence associated with a swimming pool is considered part of the pool if it is located around the apron or immediate area of the swimming pool and is subject to the accessory structure ordinance. Fences which are part of a swimming pool protection must be at least four (4) feet high, with a self closing, self latching, and lockable gates. When it is a picket type fence, spaces may need to be no greater than 1.75 inches between pickets. When it is a chain link fence, the spaces must be less than 2.25 inches. The bottom of the fence may not be higher than 2 inches off the ground. See Section AG105 of the Residential Code of New York State for additional requirements.
12. Call for final inspection when complete.
13. Before digging, call Dig Safely New York excavation notification center at 1-800-962-7962 to locate utilities. All utilities (gas, electric, phone, cable TV, etc) will be located free of charge.

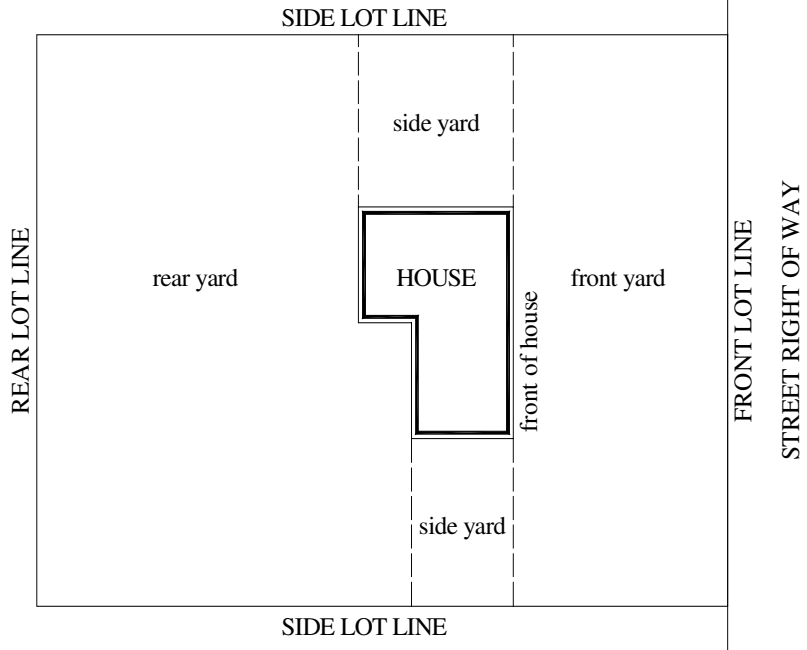


Figure 1
Interior Lot

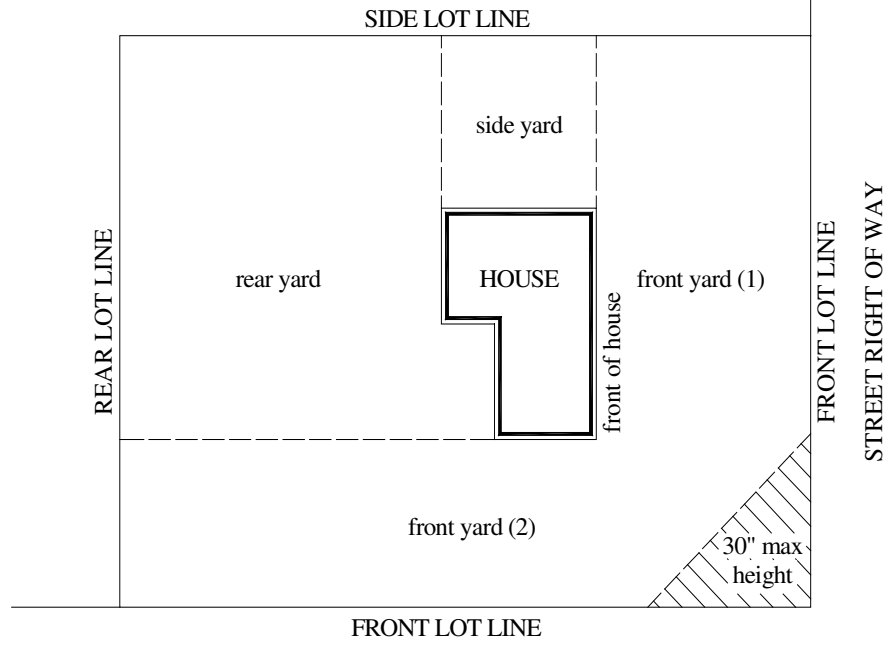


Figure 2
Corner Lot