

# BULLETIN

## Permitting Tips

(09/14)

**This bulletin is to make you aware of issues that have been identified by the City or other retailers and suggest Tenant's architect and engineer pursue further as it relates to Tenant's contract documents.**

- Tenants may need to apply for permits in two jurisdictions. (See Center Plan in the TIP package showing boundary line between Smithtown and Lake Grove). Contact the mall office for which town permits must be applied for. For additional information regarding City websites and other permitting information contact them directly at the following web site:

Building Department

<http://www.smithtowninfo.com/BuildingDepartment/>

<http://www.lakegroveny.gov/>

Health Department

<http://www.suffolkcountyny.gov/departments/healthservices.aspx>

- Permit may be applied for simultaneously with the Building Department and the Fire Department, but the Fire Department will need GRC approval before they review the plans.
- Note that the fire marshall for the Incorporated Village of Lake Grove is responsible for the entire mall regardless of what township it is in.
- Simon approval letter will be required when submitting plans.
- Average permitting time is approximately four (4) to six (6) weeks.
- **UNION AFFILIATED GUIDELINES**  
In an effort to establish acceptable and unified construction and quality and productivity standards, the Landlord strongly recommends that all union trades, traditionally and customarily performing construction crafts be engaged to promote project wide continuity.

This shall not serve as a limitation to a Tenant's right to employ the most qualified low bidder for a construction contract. However, Tenant shall take all necessary action to avoid labor disputes and difficulties on the project and shall do all things to avoid work stoppage or delay on account thereof, regardless of whether the impact is to the Tenant, Landlord or other Tenants. In an event of work stoppage, Tenant will cooperate with Landlord to remove the source of the work stoppage at Landlord's sole discretion so that the project shall be completed on schedule in a cost efficient manner as initially contemplated.

Smith Haven Mall  
Lake Grove, NY