

TOWN OF GARDINER
APPLICATION FOR DRIVEWAY PERMIT

(revised 3/25/2022)

Date: _____ Building Permit # _____ Tax Map SBL # _____

Name of Subdivision: _____

APPLICANT NAME: _____

STREET ADDRESS: _____ TEL # _____

LOCATION: _____ Side of _____ (Road) _____

(X Mi.) _____ from _____

- LOCATION OF LOT: (a) Attach Subdivision Map
(b) Stake location of driveway at ditch line.
(c) Provide surveyed map of lot with wetlands delineated

Type of Driveway: () Single Family Residence () Other _____

Kind of Final Surface: () Gravel () Shale () Paved/blacktop

Limit of one (1) driveway entrance per building lot. All driveways shall enter the public highway right angles. The minimum width of driveway at the pavement line shall be fifteen (15) feet with culvert installed at ditch line. Culvert shall be a minimum of 12" diameter Corrugated Metal Pipe – Aluminized minimum of 30 feet in length. Driveway profile shall have a negative grade of -2% slope away from Town Road for a minimum distance of 15 feet to prevent drainage upon the road surface.

Please arrange for inspections of driveway as follows:

- (1) Pre-construction _____ (2) Placement of Culvert _____
(3) After covering of culvert "prior to paving" _____
(4) Prior to Certificate of Occupancy _____

The undersigned applicant hereby agrees to install the proposed driveway in accordance with the NYS Highway Law, Town of Gardiner Municipal Code and subject to requirements of the Superintendent of Highways.

Date

Signature

Date

Accepted By

Highway Superintendent WILL DETERMINE LOCATION, SIZE, TYPE OF PIPE TO BE NOTED AT CONDITIONS

- The above application is: () Approved – pending construction
() Approved – with conditions listed
() Disapproved – with explanation

CONDITIONS: _____

Preliminary Approval
(prior to construction)

Date

Brian Stiscia, Highway Superintendent

Driveway Completion:
(before issuance of Bld. Permit)

Date

Brian Stiscia, Highway Superintendent

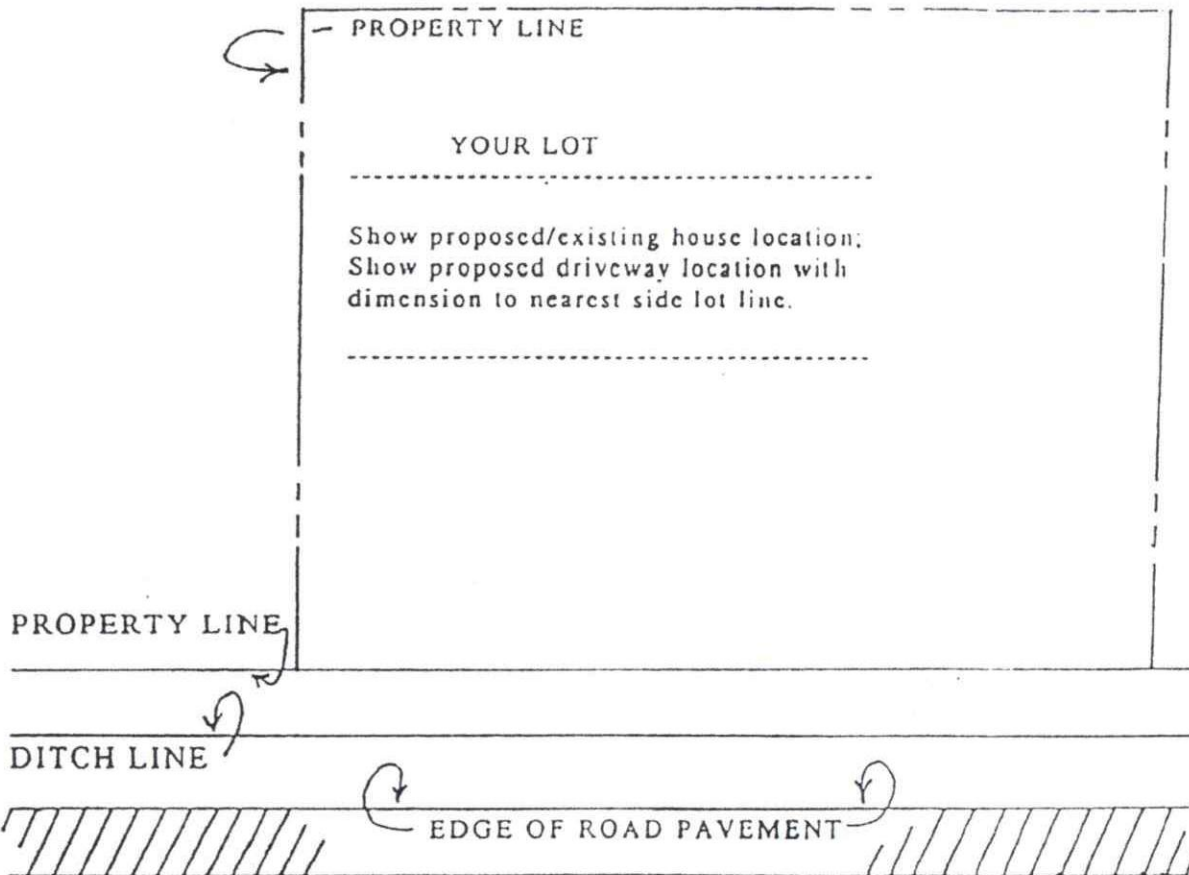
Final Approval:
(before issuance of C of O)

Date

Brian Stiscia, Highway Superintendent

DIAGRAM FOR DRIVEWAY PERMIT

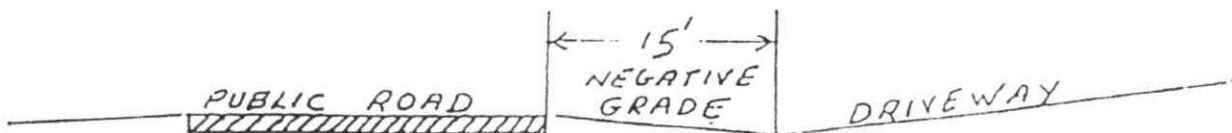
APPLICANT NAME: _____ TAX MAP SBL# _____



NAME OF TOWN ROAD: _____

<--- DISTANCE (.X MILE) AND DIRECTION TO NEAREST INTERSECTION OR LANDMARK --->

_____ MILE _____



CROSS SECTION

VEHICLE AND TRAFFIC LAW OF THE STATE OF NEW YORK

239

§1222

§1219. Putting glass or other injurious substances on highway prohibited.

(a) No person shall throw or deposit upon any highway any glass bottle, glass, nails, tacks, wire, cans, snow or any other substance likely to injure any person, animal, or vehicle upon such highway.

(b) Any person who drops, or permits to be dropped or thrown, upon any highway any destructive or injurious material or any material which interferes with the safe use of the highway shall immediately remove the same or cause it to be removed.

(c) Any person removing a wrecked or damaged vehicle from the highway shall remove any glass or other injurious substance dropped upon the highway from such vehicle.

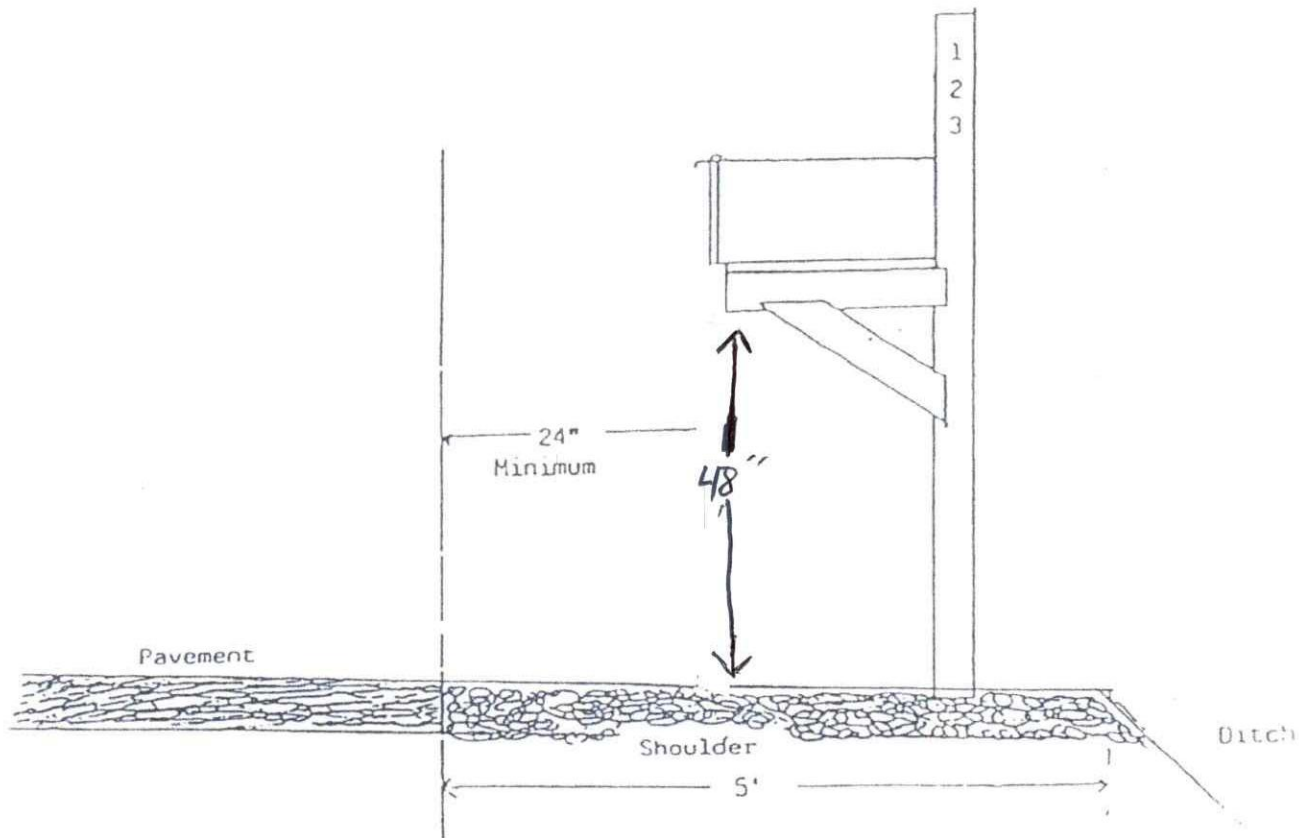


FIGURE 8

Town of Gardiner, NY
Monday, November 27, 2017

Chapter 220. Zoning

Article VII. Supplementary Regulations

§ 220-43. Driveways, common driveways and drive-up windows.

- A. New driveway entrances (including the conversion of farm roads into residential or commercial driveway entrances) shall require permission from the Town Superintendent of Highways for Town roads, the Ulster County Department of Public Works for county roads, or the New York State Department of Transportation for state roads. For regulation of driveways, see § 184-33 of the Town Code.
- B. The minimum safe access for a one- or two-family dwelling shall consist of a vehicle access driveway that extends to within not less than 20 feet from the principal structure. It shall be sufficiently improved throughout its length to carry fire and emergency apparatus. The following additional requirements shall be met:
- (1) No driveway shall be greater than 2,500 feet in length.
 - (2) Driveways greater than 1,200 feet in length may be constructed only with site plan approval by the Planning Board.
 - (3) Buildings on driveways greater than 1,200 feet in length shall be built with fire suppression systems recommended by the Fire Chief for the fire district in which the building and driveway are located.
 - (4) A minimum of 30 feet of culvert pipe shall be installed at the entrance to all driveways (off Town, county, or state roads).
 - (5) For all dead-end driveways greater than 500 feet in length, a one-hundred-foot by fifteen-foot "T-Shaped" or one-hundred-twenty-foot outside diameter circle/loop unobstructed turnaround area shall be constructed at the end of the driveway.
 - (6) All driveways shall have and maintain a total of 15 feet of clearing to provide for the traveled way, which shall be 12 feet wide and able to support a twenty-ton load, and shoulder. Additional provision shall be made as necessary to allow for factors that could reduce the effective width of the driveway, such as drainage, snow removal, parking, and utilities.
 - (7) Turns in driveways shall maintain at least the minimum 15 feet cleared width and a driveway width of 12 feet. Driveways shall have a minimum radius of 25 feet at the inside curb line and a minimum radius of 50 feet at the outside curb line.
 - (8) The maximum grade between vertical curves shall be 12%.
 - (9) The minimum safe stopping sight distance shall be 250 feet at the driveway intersection with a public road improved to the Rural Street Specification set forth in Chapter 184, Article II.
 - (10) At least 13 feet six inches of vertical clearance shall be provided and maintained over the full width of the driveway.
 - (11) Driveways over 1,000 feet in length shall have a fifty-foot long by twelve-foot deep turn-out for every 1,000 feet of driveway length, with the turnouts evenly spaced over the length of the driveway.

- (12) Driveway guide rails shall be installed if deemed necessary by the Town Code Enforcement Officer/Building Inspector or Planning Board.
- C. The Planning Board may approve unpaved common driveways to provide access to flag lots or other contiguous lots, subject to the following conditions:
 - (1) The maximum number of lots gaining access through any portion of a common driveway shall be three.
 - (2) Written approval from the Town Superintendent of Highways and the Town's engineer shall be secured before approval of any common driveway.
 - (3) A recorded maintenance agreement acceptable to the Town Attorney must be executed to provide for the perpetual care and maintenance of the common driveway.
 - (4) The common driveway may never be offered for dedication to the Town of Gardiner unless it conforms to Town Highway specifications for rural streets in effect on the date of the offer of dedication. However, the Town Board shall be under no obligation to accept such an offer of dedication, even if the roadway conforms to Town Highway specifications. In the event such dedication becomes necessary to ensure public safety, the cost of bringing the road up to Town highway specifications shall be borne by the homeowners.
 - (5) The subdivision plat shall show the driveway clearly labeled "COMMON DRIVEWAY."
- D. Drive-up or drive-through windows shall require site plan review. Street access points and queueing areas shall be sited in a manner that does not create safety hazards to pedestrians or motorists and that does not increase traffic congestion on existing streets.
- E. Restaurant drive-up or drive-through windows shall be prohibited.

12. Schematic building plans indicating the typical floor plan and detailing the building core, means of egress, fire protection systems, fire-fighting equipment and fire department access.
13. Work table.
14. Generator supervision devices, manual start and transfer features.
15. Public address system, where specifically required by other sections of this code.

SECTION 510 FIRE DEPARTMENT ACCESS TO EQUIPMENT

510.1 Identification. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location, shall be constructed of durable materials, permanently installed and readily visible.

SECTION 511 EMERGENCY VEHICLE ACCESS FOR DETACHED ONE- AND TWO-FAMILY DWELLINGS

511.1 Emergency vehicle access for one or two Group R-3 buildings and detached one- and two-family dwellings constructed by the *Residential Code of New York State* hereafter constructed or moved into the jurisdiction shall be provided in accordance with this section.

Exceptions:

1. Construction of dwellings on premises which have had local site plan approval prior to the adoption of this code.
2. Accessory storage buildings.
3. Dwellings without electrical service and permitted to not have electrical service by the *Residential Code of New York State*.

511.2 Driveways. Driveways shall be provided when an exit is required by *Residential Code of New York State* Section 903.1.4 and located more than 300 feet (91 440 mm) from a fire apparatus access road or public street.

Exception: The measurement is permitted to be increased beyond 300 feet (91 440 mm) if driveways cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions and the building is protected by an automatic sprinkler system in accordance with 903.3.1.1, 903.3.1.2, or 903.3.1.3.

511.2.1 Dimensions. Driveways shall provide a minimum unobstructed width of 12 feet (3658 mm) and a minimum unobstructed height of 13 feet, 6 inches (4115 mm).

511.2.2 Turnaround. When driveways are in excess of 500 feet (152 400 mm) in length and does not exit to another fire apparatus access road or public street, a turnaround shall be provided suitable for use by fire apparatus.

511.2.3 Turnouts. Driveways in excess of 500 feet (152 400 mm) in length and less than 20 feet (6096 mm) in width shall be provided with turnouts along the driveway that are a minimum 20 feet in width for a length of 50 feet (15 240 mm) in length. The turnouts shall be placed at intervals not to exceed 500 feet (152 400 mm) along the driveway.

511.2.4 Stability. Driveways, including bridges and other supporting structure of driveways, shall be constructed to support fire apparatus in all weather conditions.

511.2.5 Design. The design of driveways, including turning radius and grade, shall facilitate passage of fire apparatus and be approved.

511.2.6 Driveways, and portions thereof, that serve more than four buildings shall meet the design requirements of fire apparatus access roads in Section 503.

See also appendix
D pg. 377

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APPENDIX D

FIRE APPARATUS ACCESS ROADS

This appendix is enforceable.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *Fire Code of New York State*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm). See Figure D103.1.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as approved by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the code enforcement official.

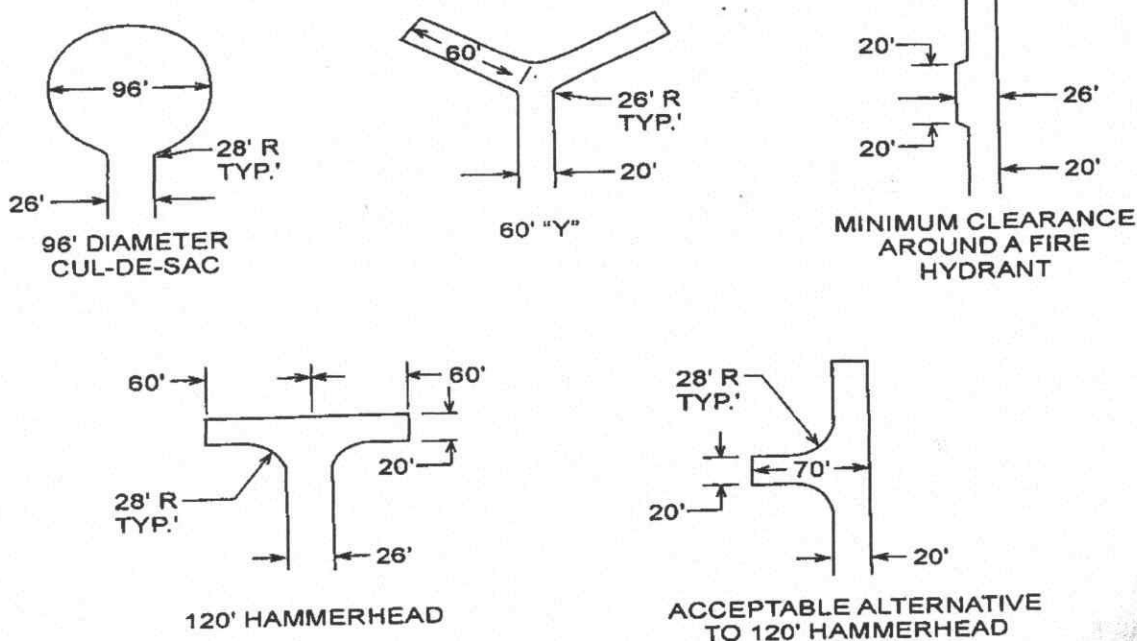
D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:



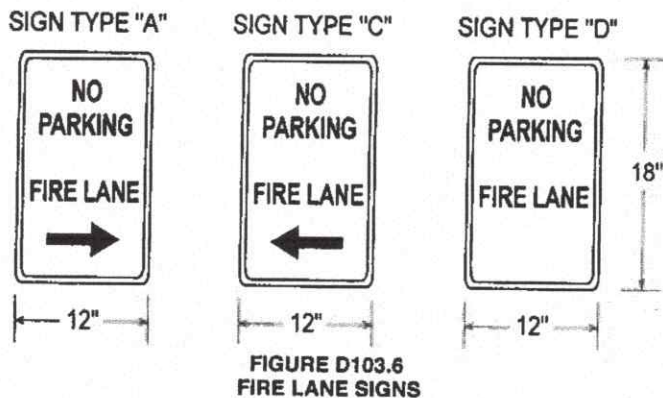
For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

APPENDIX D

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the code enforcement official.
6. Manual opening gates shall not be locked with a padlock or chain and padlock unless they are capable of being opened by means of forcible entry tools or when a key box containing the key(s) to the lock is installed at the gate location.
7. Locking device specifications shall be submitted for approval by the code enforcement official.

D103.6 Signs. Where required by the code enforcement official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.



D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

SECTION D104 RESERVED

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be pro-

vided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

D105.2 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

SECTION D106 RESERVED

SECTION D107 RESERVED