

906. DRIVEWAYS & PRIVATE ROADWAYS

- 906.1 All private driveways and private roadways abutting any portion of any public road require a permit.
- 906.2 The following provisions apply to private driveways and private roadways abutting public roads.
- 906.2.1 All work shall be performed without danger to or interference with traffic using the town road or street.
- 906.2.2 Unless otherwise stated, a minimum of twelve (12) inch by twenty-four (24) foot long culvert shall be installed and maintained by the property owner under the proposed private entrance to provide proper drainage under the entrance and along the public roadway. Fill shall be made over culverts so that the ends are free and the ends shall be riprapped or sodded to prevent fill material from spilling into the ditch and clogging the culvert. Work of placing culverts and placing riprap and/or sod shall proceed diligently and be completed promptly after it is begun and shall present a neat appearance when completed.
- 906.2.3 Entryways within fifty (50) feet of the centerline of any public roadway shall not exceed a five-percent (5%) up or down slope. However, when existing property slopes exceed ten percent (10%), the Zoning Administrator may allow the entryway slope to be increased to minimize grading damage to property, but in no case shall entryways exceed fifteen percent (15%) and entryways exceeding ten percent (10%) shall provide rounding at the intersection with the public road so as to prevent rear-end or mid-wheel dragging to vehicles entering or leaving the property. Driveways should align with the public roadway at right angles to facilitate turning moves from both directions. Entryways should not be located adjacent to sharp vertical or horizontal curves in the public roadway, but shall be located in positions where adequate stopping sight is available to all vehicles.
- 906.2.4 Unless otherwise stated, the town road right of way at the place of construction extends thirty-three (33) feet from the center line of the town road.
- 906.2.5 Town road surfaces, slopes, shoulders, ditches and vegetation disturbed by construction shall be restored.
- 906.2.6 All costs of installation and maintenance of culverts under private drive and private road installations, as well as any public roadway or right of way restoration shall be the sole responsibility of the property owner.
- 906.2.7 All work shall be carried out to the satisfaction of the Zoning Administrator as to compliance with the permit.
- 906.3 All private driveways and private roadways require a roadbed of eighteen (18) feet in width with an overhead clearance of fifteen (15) feet clear for ingress and egress of emergency vehicles. Private roadways serving three (3) lots require a thirty (30) feet easement width, fifteen (15) feet in each direction from the center of the road. Private roadways serving more than three (3) lots require a sixty-six foot easement width, thirty-three (33) feet in each direction from the center of the road. A private roadway with a 30 foot easement may not be extended to serve more than 3 lots unless the easement width is extended to 66 feet.
- 906.4 The edge of all private driveways and roadways shall be located at least fifteen (15) feet from the nearest side lot line except in the case of a driveway abutting a public road and providing access to two adjacent parcels. Said driveway can be on the lot line or split between both parcels. A maintenance agreement and easement agreement must be recorded.
- 906.5 There shall be no fee charged for private driveways if they are accompanied by another zoning permit. A permit shall be required for private roadways prior to commencement of construction. Permits for temporary driveways or roadways shall also require the permit holder to return the affected area to its natural state within six months after use is halted.
- 906.6 Construction of private roadways shall be completed prior to the Zoning Committee recommending approval of any land division to the Town Board. Private roadways shall be graveled to a width of eighteen (18) feet with a minimum of four (4) inches of compacted gravel over an appropriate base with sufficient drainage. All private roadways serving three (3) or more parcels shall have a recorded maintenance agreement acceptable to the Zoning Committee in place prior to the Committee recommending approval of any land division to the Town Board.