

CURB CUT AND OFF-STREET PARKING GUIDELINES VILLAGE OF GREEN ISLAND

Intent – is to protect the public health, welfare and safety by prohibiting and/or regulating curb cuts and off-street parking in the Village of Green Island.

It is the intent of the following curb cut and off-street parking guidelines to ensure that parking is designed to provide proper circulation, reduce hazards to pedestrians, and protect the users of adjoining properties from nuisance caused by the noise, fumes, and glare of headlights which may result from the operation of vehicles parking off the street; and reduce congestion in the streets and contribute to traffic safety.

Parking dimensional requirements. The dimension of a typical parking space shall be (10) ten feet by (20) twenty feet, not including the access drive or maneuvering space. These standards may be modified as deemed necessary by the Planning Board to ensure adequate and convenient access and circulation.

Parking setback requirements. No residential use off-street parking area, except for driveway entrances & exits, shall be located nearer than (17") seventeen inches to a side lot line setback or adjacent building. No portion of the right-of-way of an existing or proposed street shall be used for off-parking space(s) for a residential use. The Planning Board may waive the setback requirements as necessary to accommodate shared parking facilities between adjacent lots or to ensure reasonable development of a site, provided that the intent of these regulations as stated above is met.

Oversized vehicles are not permitted.

Off-street parking shall comply with the requirements set forth in the New York State Uniform Fire Prevention and Building Code.

Applicant shall submit a "Curb Cut and Off-Street Parking Application", which includes a brief narrative description and a graphic plan of the proposed curb cut & off-street parking area.

CHECKLIST

- **Minimum off-street parking space size – 10' x 20' and maximum space size – 12' x 22'.**
- **Materials – acceptable materials for proposed curbing is granite. Acceptable materials for proposed parking spaces are asphalt, concrete, brick, permeable pavers, permeable pavement and grass block pavers. Green infrastructure materials are encouraged. (Loose gravel surfaces are not acceptable).**
- **Greenspace requirement - 30% will still be required. Green infrastructure materials may be required to achieve to the greenspace requirements.**
- **Side line setback or setback to adjoining building – minimum (17") seventeen inches.**
- **If joint easement between adjoining property owners occurs, then this easement must be filed and recorded with the County.**
- **No off-street parking within a radius of (15') fifteen feet of any fire hydrant.**
- **Curb cut cost is the full responsibility of the homeowner/applicant.**
- **Provide for Snow storage or snow removal.**
- **Drainage – provide positive drainage for the proposed off-street parking. No stormwater runoff shall be permitted onto adjacent properties. Slopes shall be 1% minimum and 8% maximum.**
- **Existing utilities shall remain undisturbed, except for engineer's approval. All relocations or adjustments shall be the responsibility of the applicant/property owner.**
- **No off-street parking within 5' of an existing utility pole, tree or street sign. No off-street parking within 50' of an existing intersection or crosswalk.**

Refer to Graphic Plan of typical "Curb Cut and Off-Street Parking Guidelines" for additional detail.