

TOWN OF NORTH CASTLE

Local Law # 15 For the Year 2006

(Adopted August 16, 2006)

A local law to Amend Chapter A216 (Subdivision of Land) of the Town Code to create new private street standards.

Be It Enacted by the Town Board of the Town of North Castle as follows:

Section 1. Add the following new definition in proper alphabetical order to Section 213-3 of the Town Code.

PRIVATE STREET -- A roadway servicing a residential development and designed to an alternate standard which shall not be offered to the Town of North Castle for dedication as a public roadway.

Section 2. Create the new A216-25.B.1 section in the following proper numerical order:

B.1. Private Streets

- (1) When the Planning Board determines that the construction of a street to conventional standards will result in the excessive excavation or disturbance to natural features, or not be in keeping with the existing neighborhood, it may direct the applicant to design the roadway to a "Private Street" standard as defined herein.
- (2) When applying the private street standard to the development of a piece of property, the applicant may not achieve a density that would otherwise be created if the land was subdivided in accordance with Conventional Subdivision standards and in accordance with the Town of North Castle Zoning Ordinance, the Land Subdivision Regulations or the Westchester County Department of Health Regulations and all other applicable regulations. The basis for this determination by the Planning Board shall be a conventional preliminary subdivision plat for the property, plus any other information as may be required by the Board.
- (3) When considering this paragraph, the private street shall terminate as a permanent dead-end, which cannot be further extended to other roadways or properties, nor that can be developed as through or connecting roadways.
- (4) For any private road designed under this paragraph, the number of residences that front on the street shall be limited to four (4) for any parcel located in any residential zoning district.
- (5) The maximum length of any private street shall be as prescribed below in Table A.

TABLE A ROADWAY WIDTHS FOR PRIVATE STREETS		
Number of Lots	Length of Road	Width of Road
1-2	<400'	14'
1-2	>400'	16' with turnoffs
3-4	<600'	16'
3-4	>600'	18' with turnoffs

Section 3. Replace Section A216-25.B with the following and place in proper numerical order:

B.2. Design standards for new public roads and private streets.

DESIGN STANDARDS FOR PUBLIC AND PRIVATE STREETS			
	<i>R-4A, R-2A R-1.5A, R-1A R-3/4A</i>	<i>Other Residential Districts</i>	<i>Commercial Districts</i>
<i>Minimum Right-of-Way Width</i> <i>Local Road</i> <i>Private Street</i>	50' 30' - 40'	50' 40'	60' n/a
<i>Minimum Pavement Width</i> <i>Local Road</i> <i>Private Street</i>	24' See Table A	28' See Table A	40' n/a
<i>Maximum Grade (road)</i> <i>Local Road</i> <i>Private Street</i>	10% 12%	10% 12%	6% n/a
<i>Maximum Grade (cul-de-sac)</i> <i>Local Road</i> <i>Private Street</i>	5% 7%	5% 5%	3% n/a
<i>Minimum Grade</i> <i>Local Road</i> <i>Private Street</i>	1.5% 1.5%	1.5% 1.5%	1.5% n/a

Minimum Centerline Radius <i>Local Road</i> <i>Private Street</i>	200' 150' < 5% 175' < 8% 200' > 8%	200' 150' < 5% 175' < 8% 200' > 8%	250' n/a
Minimum Right-of-Way Radius @ Intersections <i>Local Road</i> <i>Private Street</i>	25' 25'	25' 25'	30' n/a
Minimum Pavement Radii @ Intersections <i>Local Road</i> <i>Private Street</i>	25' 25'	25' 25'	25' 25'

DESIGN STANDARDS FOR PUBLIC AND PRIVATE STREETS (CONT'D.)

<p>Minimum Length of Vertical Curves (crest) <i>Local Road</i></p> <p><i>Private Street</i></p>	<p><i>100', but not less than 20 times for each 1% algebraic difference in grade.</i></p> <p><i>100', but not less than 20 times the algebraic difference in grade for R-4A, R-2A, R-1.5A, R-1A and R-3/4A districts.</i></p> <p><i>100', but not less than 15 times the algebraic difference in grade for all other residential districts.</i></p>		
<p>Minimum Length of Vertical Curves (sag) <i>Local Road</i></p> <p><i>Private Street</i></p>	<p><i>75', but not less than 15 times the algebraic difference in grade.</i></p> <p><i>75', but not less than 15 times the algebraic difference in grade.</i></p>		
<p>Minimum Length of Tangent Between Reverse Curves <i>Local Road</i> <i>Private Street</i></p>	<p align="center"><i>100'</i> <i>50'</i></p>	<p align="center"><i>100'</i> <i>50'</i></p>	<p align="center"><i>200'</i> <i>n/a</i></p>
<p>Minimum Diameter of Turnaround (right-of-way) <i>Local Road</i> <i>Private Street</i></p>	<p align="center"><i>110'</i> <i>100'</i></p>	<p align="center"><i>110'</i> <i>100'</i></p>	<p align="center"><i>110'</i> <i>n/a</i></p>
<p>Minimum Diameter of Turnaround (pavement) <i>Local Road</i> <i>Private Street</i></p>	<p align="center"><i>90'</i> <i>80'*</i></p>	<p align="center"><i>90'</i> <i>80'*</i></p>	<p align="center"><i>90'</i> <i>n/a</i></p>

**Alternative designs will be considered subject to acceptability of the Fire Department.*

Section 4. Conflicting Standards.

Where the requirements of this Local Law impose a different restriction or requirement than imposed by other sections of the Code of the Town of North Castle, the Town Law of the State of New York or other applicable rules or regulations, the requirements of this Local Law shall prevail.

Section 5. Severability.

The invalidity of any word, section, clause, paragraph, sentence, part or provision of this local law shall not affect the validity of any other part of this local law that can be given effect without such invalid part or parts.

Section 6. Effective Date.

This Local Law shall take effect immediately upon its adoption and filing with the Secretary of State.

Dated: _____, 2006