

filed 02-03-05

1 of 2004
**LOCAL LAW NO. 3 OF 2004
OF THE TOWN OF SHELDON**

A Local Law of the Town of Sheldon in order to prohibit the issuance of zoning permits on private roads.

Be it enacted by the Town Board of the Town of Sheldon as follows:

1. Title.

This Local Law shall be known as the Town of Sheldon Local Law to prohibit the issuance of zoning permits on private roads;

2. Purpose.

To adopt a Local Law of the Town of Sheldon for the purpose of prohibiting the issuance of zoning permits on private roads to insure ingress and egress for fire and other safety and/or rescue vehicles.

3. Local Law.

- A. Lot Size: The minimum lot size within the A Zoning District shall have a width of at least 200 hundred feet road frontage on a public highway/public road and a minimum total area of at least 2 acres. (200 X 435.6 feet).
- B. An Application for a Zoning Permit shall a require Plot plan that shows a proposed vehicular driveway leading from the public highway or public road to an auto storage space on the lot.
- C. No building or part thereof shall be established and/or erected without having the required road frontage on a public highway/public road.
- D. Road Frontage: Road Frontage shall be defined as the horizontal lot

width line and shall be the right of way line of the public highway/public road giving access to the lot.

4. Miscellaneous.

- A. This Local Law shall be deemed to supersede any other ordinances and local laws to the extent inconsistent therewith.
- B. This Local Law shall not apply to any lot of record as of August 10, 2004, located on the following private roads: St. Denis Road; Knab Road; Pioneer Trail; Grand View Drive; Thomas Road Extension and Colby Road Extension.
- C. If any part of this Local Law shall be judicially declared to be invalid, void, unconstitutional, or unenforceable, all unaffected provisions hereof shall survive such declarations and this Local Law shall remain in full force and effect and the invalidated portions had not been enacted.
- D. Nothing herein shall be deemed to be a waiver or restriction upon any rights and powers available to the Town of Sheldon to further regulate the subject matter of this Local Law.