



Janelle Perry &lt;jperry.olive@gmail.com&gt;

---

**Re: Sheldon Hill Rd**

---

Luca Farinelli <luca@bldny.com>  
To: Janelle Perry <jperry.olive@gmail.com>  
Cc: Fred Perry <felix92861@yahoo.com>

Fri, Apr 19, 2024 at 6:05 PM

Good Afternoon Mrs. Perry,

Thank you for your email - I appreciate you following up with me.

I will certainly call John Ingram and see what his thoughts are on access from County Road 2, and will try reaching out to you this weekend. I'm curious if there were any further discussions with Mr. Boedigheimer as he seemed strongly opposed to even a small home on the property.

After further review of the 2020 NYS Fire Code, I do think we have a good argument to support our request. I wanted to share with you - and the rest of the Board - the following, which seems to support our application.

The code requires the fire apparatus access road to extend to within 150 feet of all portions of the building - Sheldon hill road can be considered the fire apparatus access road in our case, but of course the building would be sited further than the required 150 feet from the fire access road. However, the code does state that the Fire Code official (John Ingram) is authorized to increase the dimension of 150 feet where certain conditions occur - one of these conditions is that a one-family dwelling meets the requirements of Section 511 of the Fire Code.

Section 511 requires a 12 foot wide driveway be provided where an egress door is located more than 300 feet from a fire apparatus access road or public street.

Furthermore, we could also consider installing an approved automatic sprinkler system which gives the fire code official further cause to approve an increase in the 150 feet dimensions, and of course would increase the fire safety of the building.

My reading is that a 12 feet driveway would satisfy the fire code for a one-family detached dwelling - especially if an appropriate turnaround is provided at the end of the driveway. A 20 feet driveway is required to allow for 2 fire trucks to pass each other on an access road, but of course very few properties have that wide of an access road - it seems that a majority of properties with single family dwellings have driveways that do not exceed 12 feet.

Below are the relevant sections of the 2020 NYS Fire Code.

**Section 503****[NY] 503.1.1 Buildings and Facilities**

**Approved fire apparatus access roads** shall be provided for every **facility**, building or portion of a building hereafter constructed or moved into or within the **jurisdiction**. The **fire apparatus access road** shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of

all portions of the **facility** and all portions of the **exterior walls** of the first **story** of the building as measured by an **approved** route around the exterior of the building or **facility**.

**Exceptions:**

1. The *fire code official* is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an *approved automatic sprinkler system* installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an *approved* alternative means of fire protection is provided.

1.3. Group U occupancies.

**1.4 One- or two-family detached dwellings or not more than two Group R-3 occupancies that meet the requirements of Section 511.**

**Section 511**

[NY] Section 511 Emergency Vehicle Access

**[NY] 511.1 Emergency Access Driveways**

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

**Exceptions:**

2. Construction of dwellings on premises which have had local site plan approval prior to January 1, 2011, with no modification to *approved* site plan.
3. Accessory storage buildings.
4. Dwellings without electrical service and permitted to not have electrical service by the *Residential Code of New York State*.

**[NY] 511.2 Driveways**

Driveways shall be provided when an egress door required by Section R311 of the *Residential Code of New York State* is 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 Section 903.3.1.1, 903.3.1.2, 903.3.1.3, or Section P2904 of the *Residential Code of New York State*.

**[NY] 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).**

Best,  
Luca Farinelli

---

**From:** Janelle Perry <[jperry.olive@gmail.com](mailto:jperry.olive@gmail.com)>

**Sent:** Friday, April 19, 2024 5:30 PM

**To:** Luca Farinelli <[luca@bldny.com](mailto:luca@bldny.com)>

**Cc:** Fred Perry <[felix92861@yahoo.com](mailto:felix92861@yahoo.com)>

[Quoted text hidden]

[Quoted text hidden]