

curb cuts

Construction permits for a curb cut project will have different expiration dates, so plan accordingly.

A curb cut is a dip in a sidewalk and curb that enables a vehicle to drive to a driveway, garage, parking lot, loading dock or drive-through. Before beginning a curb cut project, the Department must approve the proposed plans to confirm that the design meets safety and zoning requirements — and then issue a work permit.

Other City agencies also regulate curb cuts. For example, you must have sidewalk and curb permits from the Department of Transportation's Office of Construction Mitigation Coordination, and curb cuts must be installed according to DOT's specifications. Contractors installing curb cuts must have a Home Improvement Contractor license from the Department of Consumer Affairs.

Curb Cut Permits + Your Project

- 1 Complete the work permit application, collect the required documents and submit them to the Department's borough office where the property is located.
- 2 Obtain the Department's application approval.
- 3 File for and pull all construction permits.
- 4 Complete the work.
- 5 Close the curb cut construction process.

Illegally Installing a Curb Cut

Contractors who illegally install a curb cut — and the homeowners who hire them to do so — can face Environmental Control Board violations, court appearances, fines and civil penalties. These costs can add up quickly, since illegal curb cuts typically have multiple violations that must be corrected.

Overview of Curb Cut Requirements

Proposed work must meet specific technical requirements. You may hire a New York State licensed professional engineer (PE) or registered architect (RA) to submit your curb cut permit application, though owners of one- or two-family residences may also file their own curb cut applications with the Department.

Minimum Distances from Sidewalk Obstructions

- Trees: 7 feet
- Hydrants: 7 feet
- Light Poles: 7 feet
- Street Signs: 7 feet
- Utility Poles: 7 feet
- Phone Booths: 10 feet
- Residential Zone Easements: 5 feet
- Adjacent Driveway Edge: Varies with zoning district

Parking Spaces

- Minimum Dimensions: 8.5 feet x 18 feet
- Location: - Varies with zoning district
 - Side, front or rear yard
 - Within your building lines
 - May not encroach the sidewalk