

**Town of Saugerties Design Guidelines Manual: Attachment A - Best Practices**

Best Practices Described	Page #	Yes	No	NA	Comments
<b>Chapter 2 - Site Design &amp; Stormwater Management</b>					
Maintains mature trees 12” DBH and preserves significant vegetation	6-7				
Trees are preserved by avoiding grading or compaction in the dripline	7-8				
Site design preserves the natural drainage of the project site	6-7				
Grading is minimized and all grading maintains a natural appearance	7				
In re-graded areas 2:1 slopes are established	9-10				
Filter strips, vegetated buffers or grassed swales are used to slow runoff	9-11				
Bioretention, dry wells, rain barrels or cisterns retain stormwater	8-9, 11-12				
Bioretention is used for detention of stormwater	8				
Other low impact development practices used ( <a href="http://www.epa.gov/nps/lid/">www.epa.gov/nps/lid/</a> )					
<b>Chapter 4 - Gateway Business Guidelines</b>					
Large parking area divided into small lots dispersed throughout the site	25-26				
Parking lots landscaped with a shade tree for each 4 to 8 spaces.	26				
Parking aisles are divided with planting strips and tree islands	26-27				
Permeable pavers used for overflow parking areas	26				
Brick, pavers or textured surfaces used to emphasize pedestrian walkways	26				
Joint or shared parking arrangement proposed	27				
Marginal service road, one access driveway or a shared access proposed	27-29				
Pedestrian connections to adjoining parcels proposed if feasible	31				
Public space has been incorporated into the proposal	30				
4 to 6 foot wide sidewalks are included in the circulation plan	31-32				
There is a 4-6 foot wide planting strip between the street and sidewalk	31-32				
Bicycling parking and other amenities provided	32				
<b>Chapter 5 - Hamlet Guidelines</b>					
Pattern of development is consistent with existing streets and lot layouts	36				
Architecture is representative of the rural/historic character of Saugerties	36-37				

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Garages set back at least 20 feet from the front of the principal structure	38				
Circulation system includes pedestrian amenities (sidewalks/crosswalks)	39-40				
4 to 6 foot wide sidewalks provided on residential streets	44				
10 to 15 foot wide sidewalks provided in commercial areas	44				
Crosswalks provided at all intersections	40				
Crosswalks use brick, concrete or other pavers to delineate the location	40				
Sidewalks include human scale lighting	47-48				
Light poles don't exceed 12' in height and are spaced 75' on center	47-48				
Street trees provided on each side of the street spaced 30 feet on center	47				
Tree species are appropriate for urban use with < 40 % in one species	47				
Street furniture located out of pedestrian paths or vehicles site lines	48				
Fencing, low walls, or landscaping on front property < 4 feet tall	38				
Alleys < 16 feet wide provided for garage access, parking or deliveries	43-44				
Street pattern provided is an interconnected grid	44				
The development connected to adjacent areas with pedestrian/bike paths	45				
On-street parking is provided in parking lanes parallel to the street	49				
Off-street parking is located to the rear of the building	49				
<b>Chapter 6 - Architecture</b>					
New structures are consistent with existing building styles	51-52				
Buildings are designed at a human scale	52				
Building heights are consistent with neighboring buildings.	53				
The building setback is consistent with existing structures on the street	58				
Mechanical equipment is screened from view	60				
The structure includes front and/or side gable roof	54-55				
Roof pitch is from 7:12 to 14:12	54				
Large building combines main roof with lower intersecting roof types	54				
Rooflines oriented to consider views from adjacent areas and properties	54				

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Roof incorporates features such as cupola, belfry or tower	54				
Roof incorporates cornices, brackets or overhanging eaves	54				
Roof material is shingle (slate, asphalt, wood) or standing seam metal	55				
Long walls use windows, doors and/or columns to eliminate long blanks	55-56				
Windows are vertical ranging in a width to height ratio of 1:2 to 3:5	56				
Multiple pane windows are divided by muntins	56				
Windows are no longer than 3 feet wide	56				
Windows are double hung, casement or bay	56				
Facade includes projecting porch or recessed wings	56				
Building material uses wood, brick, fieldstone or stucco (encouraged)	57-58				
Building material uses vinyl, aluminum or other synthetic (discouraged)	57-58				
<b>Chapter 7 - Landscaping</b>					
Plantings include native species	61				
Plantings do not include invasive species	61				
Plantings are spaced randomly to avoid a monotonous appearance	62				
Deciduous trees planted to shade southern and western exposures	62				
Evergreens planted on north and northwest exposures to break cold wind	62				
Landscaping plan includes open space system component	62-63				
When next to a farm, a vegetated buffer is provided to along the border	63				
Street trees in residential areas placed close to the road	63-64				
Street trees in commercial areas planted between sidewalk and road	64				
Street trees in commercial areas spaced 20-30 feet apart on slow roads	64				
Street trees in commercial areas spaced 30-40 feet apart on faster roads	64				
<b>Chapter 8 - Signage</b>					
Sign has dark background and a light color for lettering	67				
The sign contains five words or less and/or a logo	68				
The lettering uses upper and lower case letters	68				
The font is a simple style	68				
The sign does not contain more than two font styles	68				

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The sign consists of natural materials like wood, stone, masonry or metal	68				
The sign is externally lit from the top	69				
The sign's lights do not cause glare to motorists or neighbors	69				
<b>Chapter 9 - Lighting</b>					
Lighting in pedestrian areas is maintained at 0.1 to 1.0 footcandles (fc)	70				
High security area lighting does not exceed 5.0 fc	70				
All fixtures provide full shielding	70				
Main street and pedestrian areas are lit at a human scale	71				
The height of lighting fixtures on roads does not exceed 15 feet	71				
The height of lighting fixtures in parking lots does not exceed 15 feet	71				
Light fixtures are spaced approximately four times the height of the pole	71				
Gas station canopy lights in "dark" surroundings do not exceed 5.0 fc	71				
Gas station canopy lights in "light" surroundings do not exceed 10.0 fc	71				
Metal halide bulbs used to light pedestrian and commercial areas	71				
Incandescent/LED bulbs used for low watt accent or specialty lights	71				
<p>This checklist summarizes best practices recommended in the Town of Saugerties <i>Design Guidelines Manual</i>. Please see the <i>Manual</i> for a complete explanation of the items. A checkmark in the “Yes” column means that the project complies with the recommendation, a “No” means it does not comply. NA is an abbreviation for “Not Applicable.” Space has been reserved for “Comments” to explain compliance or non-compliance with the recommendation. Applicants are encouraged to provide more detailed information to Town Planning Department staff to clarify why an item complies, does not comply, or is not applicable.</p> <p>DISCLAIMER: Compliance with the recommendations summarized above is not required, but for development projects proposed in substantial compliance with the recommendations, there is a greater likelihood that the project review process can be streamlined. The ability to streamline a project, that is in substantial compliance with the recommendations, is entirely dependent upon other factors, such as compliance with the Town of Saugerties Zoning Law as well as other laws such as those administered by the Ulster County Health Department or the New York State Department of Environmental Conservation, for instance. It is incumbent upon applicants to obtain a full understanding of all compliance responsibilities before submitting an application to the Town of Saugerties for a development approval.</p>					

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<p><b>Certification:</b></p> <p>I, the undersigned, certify that the information provided above is true to the best of my knowledge.</p> <p>_____</p> <p>(Print Name)</p> <p>_____</p> <p>(Signature)</p> <p>_____</p> <p>(Date)</p>					