

Town of Saugerties Design Guidelines Manual: Attachment B - Zoning Law Standards

Zoning Law Design Standards Described	Zoning Section			Yes		No		NA		Comments
Chapter 2 - Site Design and Stormwater Management										
Is the Project located in the Waterfront Overlay District? If yes, then review the following within the context of the project:	§ 6.13									
Clearcutting of trees proposed.										
Mature vegetation is preserved and protected.										
Trees of six inches in diameter or more measured four feet above grade level have been identified and impacts minimized.										
The natural, scenic topographic or physical features of the site are not destroyed, damaged or modified to cause harm or interference.										
Shoreline buffer of no less than 15 feet from the mean high water mark including trees and shrubs.										
Chapter 3 - Rural Residential Guidelines										
Is the Project proposed as a Conservation (Cluster) Subdivision? If yes, then review the following:	§ 6.10									
Conservation Analysis conducted as described in §6.10.2(B) including constrained lands, open space and recreation resources, buffer areas for screening, land exhibiting present or potential recreational, historic, ecological, agricultural, water resource, scenic or other natural resource.										
All constrained land identified in the conservation analysis plus 40% of non-constrained land preserved by conservation easement.										
Chapter 4 - Gateway Business Guidelines										
Is the Project in the Gateway Overlay District? If yes, then review the following:	§ 6.14									
For new projects, the portion of the required front yard located 10 feet from the edge of the right-of-way is landscaped and does not contain storage of materials, equipment or vehicles.										
A 20 foot minimum landscaped buffer is provided between project site and abutting residential or commercial uses.										
Existing vegetation has been conserved and integrated into the proposed landscaping plan.										
Trademarked or franchise architecture has been proposed.										
For structures visible from a public road, the proposed architecture is consistent in scale, massing, style, materials, texture and color with the small town, historic character of Saugerties, modeled on residential or historic farm architecture.										

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Utility structures and distribution centers are placed underground or located along the rear of the lot.				
Where necessary, utility structures are screened with landscaping from the view of the traveled way.				
Drive up window is placed at the rear of the building and screened from adjacent properties to prevent glare from vehicles or building lights.				
Two non-residential establishments join in providing off-street parking spaces.				
Off-street parking is located at the rear of the building(s).				
If the parking in rear of building(s) fronts a public road, it is screened by landscaping.				
Off-street parking located to the front or side of the building is screened from the public road.				
Interior landscaping is provided when 30 or more parking spaces are proposed.				
Loading area is screened from the remainder of the proposed development.				
Lighting has been proposed which does not cause a disabling glare or hazard to drivers or pedestrians.				
Illumination does not exceed 0.1 footcandles on adjacent residential property as measured in a vertical plane.				
Illumination does not exceed 0.5 footcandles on adjacent business property as measured in a vertical plane.				
Driveways or curb cuts are separated from adjacent intersections and driveways as required by NYS DOT.				
Dumpsters or refuse collection areas are screened by a fence around their perimeter with a gate.				
Storage of salt, snow-melting chemicals, pesticides, herbicides and other materials (see § 6.16.4.g.2) are covered or within a structure.				
Scenic vistas and views have been preserved.				
Chapter 6 - Architecture				
What is the height of the proposed building?	§ 5.1			
Residential buildings do not exceed 35 feet in height.				
Non-residential buildings in the GB, Hamlet and OLI districts do not exceed 60 feet in height.				
Non-residential buildings in the Highway Business District do not exceed 30 feet in height.				

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Chapter 8 - Signage				
Does the project include an approval for a sign?	§ 6.8			
Only one (1) of each type of sign proposed per road frontage i.e. free standing, wall, projecting, roof, awning, or fascia.				
Business and public destinations isolated from primary routes of travel have a maximum of two (2) directional signs.				
An individual sign does not exceed 3 square feet.				
If two signs are proposed, the aggregate of both signs does not exceed 12 square feet.				
If two signs are proposed, they are graphically coordinated.				
Is the Project in the LDR, MDR or HDR Zoning Districts? If yes, then review the following sign standards within the context of the project:	§ 6.8.4			
The project is a multiple dwelling project with one sign, not exceeding twenty-five (25) square feet in area, indicating the name.				
For a home occupation, one sign is permitted, either freestanding or attached out of the road right-of-way.				
The home occupation sign does not exceed six (6) square feet in area.				
If home occupation sign is a freestanding sign, it does not exceed five (5) feet in height above the finished grade.				
The proposed sign is for a non-residential use and is a single wall sign not exceeding twelve (12) square feet per surface area.				
If the sign is for a non-residential use, it only identifies the name of the establishment, locator information, and its principal service or purpose.				
An agricultural operation proposing one wall sign or one freestanding sign, not exceeding 12 square feet in area per side, does not exceed 6 feet in height, and is not located in the road right of way.				
An agricultural operation with not more than 2 “sandwich board,” “chalk board” or “reader board” type signs that do not exceed 9 square feet in area per face, and do not exceed 4 feet in height in an off-premise location.				

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A School or institutional use proposing one wall sign and one freestanding sign not exceeding 24 square feet in area per side, the height does not exceed 8 feet and it is set back at least 15 feet from the highway right-of-way or 35 feet from the highway center line, whichever is greater.				
Is the Project in the RH, GB, HB, RB, I, and OLI Zoning districts? If yes, then review the following sign standards within the context of the project:	§ 6.8.5			
For a business, proposal include one freestanding sign a minimum of three feet above the finish grade and does not exceed eight (8) feet in height. It is located at least ten (10) feet from the nearest lot line and at least fifteen (15) feet from the highway right-of-way or thirty-five (35) feet from the highway centerline, whichever is greater.				
Does the sign meet the following general sign standards?	§ 6.8.3			
The sign does not contain more than two sides.				
If a Freestanding sign is proposed, it is designed to withstand a wind pressure of not less than 30 pounds per square foot of surface area.				
The sign does not project beyond property lines or over public sidewalk areas or vehicular traffic areas.				
The sign is illuminated and the lights emit a constant intensity, not flashing or moving lights.				
The sign's lighting does not illuminate or is not directed or beamed upon a public street, highway, sidewalk or adjacent premises.				
All wiring to the freestanding sign is underground and/or concealed within the sign structure.				
Suitable landscape plantings have been proposed for the base of the freestanding sign.				
Is the proposed sign a wall or fascia sign over 6 square feet in area? If yes, then review the following sign standards within the context of the project?	§ 6.8.6			
For a non-residential use, there is one wall or fascia sign proposed. A second sign may be permitted where such use has direct frontage on two public streets and one sign faces each street.				
The proposed sign does not project more than 12 inches from the wall to which it is affixed.				

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The proposed sign does not extend above or beyond the face of the wall in any direction and does not extend above the bottom of the sill of the second story windows or 15 feet above grade level.				
The aggregate area, in square feet, of all signs on any wall is not greater than twice the length in feet, of such wall.				
Is the proposed sign a projecting sign or awning sign over 4 square feet in area? If yes, then review the following sign standards within the context of the project?	§ 6.8.7			
There is one projecting sign for each frontage on a public right-of-way.				
The distance between the faces of projecting signs not exceed twelve inches.				
The sign does not exceed an area of 15 square feet per face.				
The outer edge of the proposed projecting sign does not extend more than 5 feet from the face of the building to which it is applied.				
The bottom edge of the proposed projecting sign is no less than 8 feet and does not exceed 15 feet above the ground.				
No part of the projecting sign extends within two feet of the curb line of any public street or right-of-way.				
Is the proposed sign a freestanding sign over 6 square feet in area? If yes, then review the following sign standards within the context of the project?	§ 6.8.8			
One free-standing sign is proposed on each street frontage because the principal building or group of buildings is set back at least 15 feet from the right-of-way or street line.				
No part of the proposed sign or its support is located within six feet of any building, property line, right-of-way or street line.				
The area of the proposed sign for a single business does not exceed 32 square feet per sign face.				
The proposed sign is for multiple businesses on one sign structure, each business does not exceed 12 square feet on the sign, and the combined size for all businesses does not exceed 96 square feet.				
The sign does not exceed 5 feet high beginning 10 feet from the public ROW. If the sign is further than 10 feet back from the road, the height may rise by one foot for each two feet the sign is set back from the road. The sign does not exceed height more than 15 feet above grade.				

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Is the proposed sign a roof sign? If yes, then review the following sign standards within the context of the project?	§ 6.8.9			
A roof sign is proposed because there is no other suitable location.				
The roof sign does not exceed 20 square feet in area.				
<p>This checklist summarizes the Town of Saugerties Zoning Law’s design standards, as discussed 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 standard, 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 design standard. 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 design standards summarized above is required. Applicants proposing development projects that are not in compliance with the standards may apply for a waiver from the Planning Board, or in some cases, for an Area Variance from the Town Zoning Board of Appeals. 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>				
<p>Certification: 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>				