

APPROVED:

MOTION BY:

AYES:

NAYS:

SECONDED BY:

ABSTENTIONS:

ABSENT:

DISTRIBUTION: OFFICIAL MINUTES BOOK - TOWN CLERK - BLDG DEPT.

Certification of Receipt

By: _____
Rosaria Peplow, Town Clerk

Date: _____

WORKSHOP MINUTES
TOWN OF LLOYD PLANNING BOARD

Thursday, August 21, 2014

CALL TO ORDER TIME: 5:30 PM

PLEDGE OF ALLEGIANCE

ATTENDANCE Present: Lawrence Hammond, Fred Pizzuto, Scott Saso, Carl DiLorenzo,
Dave Playchak, Peter Brooks, Fred Riley, David Barton; Building Department Director,
Andrew Learn; Morris Associates
Absent: Brad Scott, Bill Ogden, Michael Horodyski; Town Board Liaison

ANNOUNCEMENTS: GENERAL, NO SMOKING, LOCATION OF FIRE EXITS, ROOM CAPACITY IS 49, PURSUANT TO NYS FIRE SAFETY REGULATIONS. PLEASE TURN OFF ALL CELL PHONES.

Closed Public Hearing

Kane, Adam, 185 Pancake Hollow Rd, Special Use Permit, SBL#87.4-1-29, in R1 zone.

The applicant proposes to convert his existing three bedroom single family dwelling into a Bed & Breakfast establishment with two rental rooms. No interior or exterior structural changes are proposed. No changes are required for well or septic supply as no expansion to the number of bedrooms is proposed.

Patti Brooks, the applicant's representative, was present for the meeting

Mr. Kane was also present for the meeting.

The public hearing for this applicant was closed on July 24, 2014. At the public hearing one of the comments was over a boundary dispute.

Patti informed the Board that the field work has been finished and she has started to work on the boundary but it is unfortunately not completed. It will require a substantial amount of deed research on the Easterly boundary line and she has been a little indisposed the past month. Patti told the Board that one of the properties, even the current deed of record, is seven individual parcels dating back to the mid 1800's and then she needs to except out anything that has been previously sold. Patti informed the Board that the Bed and Breakfast use is far removed from where the dispute actually is.

Scott: The border dispute that is 2,200 ft. from the Bed and Breakfast use is not relevant to permitting this use.

Adam: My property has been clearly posted for the past 15 yrs. that I have lived here.

Patti: There may be overlaps, that is common, but that is a legal issue.

Patti B will submit a full survey when it is completed.

The Board discussed parking and directional signage. The applicant has proposed to put his street number on a big vertical boulder down by the road and then, as you drive up the driveway to put a small 2'x2' sign, therefore a sign will not be on the road, yet it will be well signed.

The Board discussed noise, a midnight curfew was suggested as a condition of approval.

Peter: Many of the neighbors were concerned if this was not popular as a Bed and Breakfast would it turn into a boarding house?

Patti: Right now he would be able to have people living in his house with out even having to come before the Planning Board although, that is certainly not his intention.

The Board discussed adding the condition of a two week maximum consecutive occupancy stay, and Town inspections may be imposed as needed.

The Board discussed having "Caution Children Playing" signs. Any sign along Pancake Hollow Rd. will need to be approved and installed by County Highway.

Patti: I do not think this establishment is going to bring in enough traffic to warrant the County coming in and putting up a watch children sign.

Scott: 'Children playing' signs on Mr. Kane's property are not required for site plan approval.

Old Business

Pedro, Jon (and Cunniff), 399 Elting Corners Rd, Subdivision, SBL#79.4-1-18, in R1 zone.

The applicant would like a subdivision of 45.45 +/- acres of vacant land in the R-1 zone to create four new buildable lots with individual driveway access.

Board of Health approval has been granted.

Patti Brooks, the applicant's representative was present.

Newly submitted maps dated 08/12/14 were reviewed by the Planning Board.

Andy Learn: Has the Highway Dept commented on this plan?

Patti B: In June I sent him a letter and offered to meet on site, I have not heard from him as of yet.

An onsite meeting has been scheduled for Sept. Patti Brooks, Nadine Carney (applicant's engineer), Rich Klotz (Highway Superentendant), and Andrew learn Morris Associates will be in attendance. Board members are welcome to meet on site also.

The Board discussed the driveways and the grading as proposed.

Peter: The culverts on lot 4 are not a good idea because it looks like the recipient of the runoff from lot 4 is someone else.

Andy went over his newly drafted comment letter and will have a hard copy to the Building Department tomorrow. (See Attached)

The Board will wait for comments to be addressed.

New Business

Lanzarone, Anthony (All Automotive), Route 9W, Siteplan, SBL# 80.3-1-21.122, in LI zone.

The applicant would like to construct a 50' x 132' building for use as an automotive repair shop. The applicant proposes to access the site from North Road only. Due to the dual road frontage the applicant seeks to have on-building signage on the two sides of the building facing the roadways. An area variance was granted in 1993, and revised in 1994, for this parcel. The site is currently serviced by municipal water service and Board of Health approval has been granted.

Patti Brooks, the applicant's representative, was present, new maps were reviewed by the Board.

Patti: This is currently vacant land.

The Board discussed the location of the property.

Patti: There are a couple of things I would like to discuss. In the LI (Light Industrial) zone it says not more than one primary sign per establishment; such sign shall be a wall sign located on the principle façade and shall be 1 sq. ft. per 3 linear ft. per establishment's front building wall, or a maximum of 40 sq. ft. Because there is frontage on North Rd. and frontage on 9W, the applicant came up with a plan to have two signs one of them being on either of the gable end of the building. He is proposing the larger sign on North Rd. and a tiny sign on 9W.

The Board reviewed a photo of the proposed sign, for the gable of the building, which will be on the North Rd. side of the building.

It was recommended that the applicant apply to the ZBA for relief to have a second sign. The Board also made the suggestion that a monument sign would be ideal.

Patti: The applicant is anxious to get siteplan approval, at this time he is okay with the signage that is permitted. In the future I may come back with some minor siteplan changes and/or requests for the Zoning Board.

Side yard setbacks were discussed, as were the variances given in 1993 and 1994. Patti will move the building 5ft.

Also discussed were dumpster enclosures, lighting, screening and landscaping plan.

The Board anticipates map updates and setting the public hearing next week for the following month.

Ottaviano and Burger, 40 New Paltz Rd, Lot Line SBL#88.13-9-41.100, in R1/2 zone.

The applicant would like to revise a common lot line between the lands of Ottaviano (Lot 1) and the lands of Burger (Lot 2). An area of 0.230 acres will be relinquished from the Ottaviano parcel and added to the lands of Burger.

Jonathan Millen L.L.S., the applicant's representative, was present for the meeting.

The Board reviewed and discussed the maps presented dated 8-8-2014.

Jonathan: This lot line revision will be giving the Burgers a little more room.

Peter: He already complies with the zoning just getting a little bit bigger.

Scott: This looks pretty straight forward.

Peter: The Burger's do not have their own access to the road?

Jonathan: No. There is a shared driveway easement.

The Board had no further questions and anticipates setting the public hearing next week for Sept. 25, 2014.

It is not necessary for the applicant to come to the Planning Board Meeting next week.

Truax, Marilyn and David, 167 Upper Grand St, Special Use Permit, SBL#88.13-1-5.100, in R ½ zone.

Legalize a 537sf accessory apartment.

Marilyn Truax, the applicant, was present for the meeting.

The Board reviewed a floor plan and sketch of the outdoor layout. Ms. Truax also had photos for the Board.

Scott: This fits the square footage, there is a driveway and garage for parking, and there is a walkway with private entrance.

The Board had no further question and anticipates setting the public hearing next week for Sept. 25, 2014.

It is not necessary for the applicant to come to the Planning Board Meeting next week.

New Public Hearings

Cusa Builders, Park Ln, Siteplan, SBL#87.1-3-38.120, in DB zone.

The applicant would like to construct an office/service business. It shall consist of a total of 4,500 to 5,000 square feet comprised of three offices each at 1000 sq. ft. +/- with the balance being the shop. Office occupancy unknown at this time, and shop to consist of a part time, completely under roof, limited machining service. There shall not be any outdoor storage, and no onsite automotive repairs.

This application has been reviewed by the Board. The public hearing is set for next week.

Administrative Business

Hudson Valley Wine Village

Referral from Town of Lloyd Town Board to the Town of Lloyd Planning Board on the matter of the proposed local law rezoning the properties known as the Hudson Valley Wine Village.

The Board discussed the drafted Local Law G 2014.

Dave P: The biggest comment back is always why does the Town have to rezone? This Local Law is like five more overlay districts.

Dave B: One overlay district with five sub districts. They are new zones.

Peter questioned the name of the zone and referred back to Dave P's comment about people saying isn't this creating zoning just for this site?

Dave B: Theoretically you can apply these anywhere.

Peter: Shouldn't this have a more generic name?

The Board discussed overlays and permanent zoning.

Carl: So this is an overlay district?

Dave B: This is acting like an overlay district because it applies to the 500 acres, but the zoning is permanent.

Larry: There are no other areas in the Town that this can be used on?

Carl: Do we have other parcels that are 400 or 500 acres, or can be consolidated to create 400 or 500 acres?

Dave B: Yes, then we will call it the Altamont Farms Overlay District or we will call it the Longhitano Overlay District.

Peter: So these overlays are very site specific.

The Board discussed the proposed build out of this project as sited in the drafted Local Law G 2014.

Carl questioned the water supply.

Dave B: They can build 150 houses with private water and we are allowing them 100,000sf of Light Industrial build out with their own water.

Peter: They would make their own community well?

Dave B: They would make their own community well, they are responsible for their water.

The Board will review the drafted LL G 2014 and State Environmental Quality Review Act Findings Statement and return comment to Dave B. A comment letter will be drafted to the Town Board for the Sept. 17, 2014 public hearing.

There will be a presentation by the Visionary Corridor Committee at the Town Board Meeting.

sagn Walkway Café

This sign was sent back because you thought that it was too big for the zone. The code says to refer to the zone that it is in. The Walkway does not have any sign ordinance, so it is up to the Planning Board. The Board viewed the proposed sign for this business.

Peter: Why not make them comply with some existing size regulation like the GB size?

Sign discussion continued. The Frozen Caboose will need to remove one of their wall signs leaving the second sign option for the Walkway Café, each establishment is permitted 50sf of wall sign. The Board will approve this sign next week.

Bed and Breakfast

Scott: We need to discuss bed and breakfasts vs. boarding houses. I want to throw in the Air BnB and how the Town is going to somehow police these, which are obviously going to become more and more prevalent in an area that is positioning itself to be a tourist destination.

Carl: The old code book defines a boarding house. What replaced it was bed and breakfast but that was just changing the name it did not make criteria for it. We should make criteria. I am thinking a minimum of a four bedroom house to qualify for a B and B with a maximum of six bedrooms.

Peter: What is the downside of a boarding house?

Fred: How do you know someone would not move in forever?

Peter: What is wrong with that?

Fred: I do not want a boarding house next to me. I live in a residential property. I want a family on one side of me and a family on the other.

Peter: I am only asking because if someone rents out to different people every weekend all year long why is that better than renting out to one person all year long?

Larry: Usually a B and B is a weekend business and a boarding house is seven days a week.

Dave P: If it was a residence there would be family there all of the time the only difference with a boarding house could be the quality of the tenants, is that the concern?

Carl: My thinking is that a four bedroom minimum would eliminate anyone with a three bedroom ranch from making a B and B. A B and B would fall into the category of a Victorian House or a Farm House.

Dave P: Any specific district?

Carl: If it meets the qualifications, all districts. I am in an R ½ and there is a big Victorian B and B, across the street from me.

Dave P: The zoning district could make a difference.

Scott: It must be owner occupied.

The Board continued discussion on Bed and Breakfasts. Carl and Fred P. will draft some rules for strengthening the B and B code.

Noise

Larry: We should discuss the noise factor on Sunday operations in a residential zone. This law should be more restrictive.

Dave P: There is a law for noise, if there is going to be that amount of noise in a nearby neighborhood it should be restricted on the siteplan.

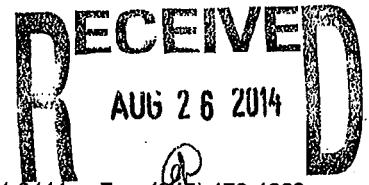
A **Motion** to adjourn was made by Peter Brooks, seconded by Fred Pizzuto. All ayes.

7:16 pm



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August 22, 2014

Town of Lloyd Planning Board
Town Hall
12 Church Street
Highland, NY 12528

Attn: Chairman Scott Saso and Planning Board Members:

RE: Jon Pedro Subdivision
SBL: 79.4-1-18
MA# 214502.000

Dear Chairman Saso and Planning Board Members:

I have reviewed the plans and reports listed at the end of this letter for consistency or compliance with the pertinent provisions of the Code of the Town of Lloyd and my previous comments. As discussed at the workshop meeting last night, a site meeting with the Town Highway Superintendent is recommended to ensure the design of the proposed driveways are as safe as possible and meet pertinent Town requirements. Based upon my review, the following comments are offered:

1. The Highway Superintendent should review the proposed plans and provide comments on the driveway locations and design.
2. It is noted that the angle of approach for all proposed driveways is indicated to be 90 degrees, however that angle is only maintained for 10 feet on Lots 1, 3 and 4. The intent of this requirement is to ensure proper visibility and to facilitate turns from the driveways in both directions. It is recommended that vehicle turning movements should be shown for the largest fire apparatus expected to respond to each lot as well as a typical vehicle that will be utilizing the driveways.
3. The driveway profiles have been revised based upon previous comments. The edge of pavement should be labeled and the minimum distance of 30 feet at no more than 5% should be dimensioned on all driveway profiles.
4. Note 3 on Sheet PE 1 of 3 has been added, indicating that pavement is "recommended" for driveway sections exceeding 8%. This note should be revised to indicate that the Town of Lloyd Highway Standards require the portion of driveways within the Town ROW to be paved and that sections of the driveways exceeding 8% shall be paved. The Typical Driveway Section detail should also be revised to indicate the specifications for asphalt pavement and subbase.
5. Enlargements of the proposed driveway intersections with North Elting Corners Road have been provided as requested. The proposed contours provided in these enlargements are at 1 foot intervals, however the existing contours provided are at 5

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feet intervals which does not provide a clear understanding of how the driveways will be constructed. The enlargements should be revised to include existing contour intervals that match the proposed contours indicated, at not more than 2 feet intervals.

6. The calculations referenced in the response letter should be included in the SWPPP for review. The Grass Lined Swale Detail on Sheet PE 2 of 3 should be revised to indicate more significant soil stabilization measures, such as jute matting.
7. The proposed drainage swales should be directed to level spreaders or riprap outlet protected areas for dispersion wherever possible. In addition, culverts should be considered that would allow runoff to pass under driveway sections that are parallel to the slope to further disperse and minimize the amount of runoff flowing through the proposed swales.
8. The erosion and sediment control measures proposed along each driveway are difficult to discern. Notes 1 and 2 on Sheet PE 1 of 3 have been added which are helpful, but additional information should be provided regarding silt fence along the driveways and the locations where erosion control blanket will be installed.
9. The Board should discuss Town Code Section 89-19.M.3.o requiring driveways to be bonded to ensure construction in accordance with the approved plans.

If you have any questions, regarding the above, please do not hesitate to contact me at 845-454-3411, X 20.

Very truly yours,

Morris Associates
Engineering Consultants, PLLC

Andrew Learn/dm

Andrew L. Learn, PE
Senior Engineer

AL/dm

cc: David Barton (via email)
Patti Brooks (via email)

RE: Jon Pedro Subdivision
SBL: 79.4-1-18
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Materials Reviewed

- The following plans were prepared by Peak Engineering and dated last revised 8/12/2014:
 - o Sheet PE 1 of 3, Site & Driveway Grading and SE&C Plan
 - o Sheet PE 2 of 3, Driveway Profiles, Notes and Details
 - o Sheet PE 3 of 3, Soil Erosion & Sediment Control Details & Specifications
- The following report was prepared by Peak Engineering:
 - o Stormwater Pollution Prevention Plan, dated August 12, 2014

**TOWN OF LLOYD
LOCAL LAW NO. __ OF 2014**

BE IT ENACTED by the Town Board of the Town of Lloyd, in the County of Ulster, as follows:

SECTION ONE. TITLE.

This local law shall be known as the “Amendments of Chapter 100 of the Town of Lloyd Code: Zoning.”

SECTION TWO. PURPOSE.

The purpose of this local law shall be to amend the Town of Lloyd Zoning Ordinance.

SECTION THREE. AUTHORITY.

This local law is adopted pursuant to sections 10 and 22 of the Municipal Home Rule Law.

SECTION FOUR. AMENDMENTS TO TOWN OF LLOYD TOWN CODE, CHAPTER 100: ZONING.

The Town of Lloyd Zoning Ordinance is hereby amended as follows:

To add the following new terms to § 100-8:

HVWV CONCEPTUAL PLAN: The conceptual plan, found at Figure 2.1.1 of Appendix D in the FGEIS and as approved by the Town Board in the New York State Environmental Quality Review Act (SEQRA) Statement of Findings dated August 20, 2014, for the development of the Hudson Valley Wine Village.

INDUSTRIAL, LIGHT: Includes limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities such as: beverage bottling, distribution and warehousing; contractors offices and storage buildings; including general contractors, plumbers, electricians, heating, ventilating, air-conditioning contractors, masons, painters, refrigeration contractors, roofing contractors, and other such construction occupations; distribution centers; ice production, storage, sales and distribution; laboratories for research, testing and experimental purposes; manufacture of computers, computer peripherals, electrical appliances, electronic equipment, medical instruments, and other similar products from previously manufactured components; manufacture of precision instruments and equipment such as watches, electronics equipment, photographic equipment, optical goods and similar products; manufacturing of articles or merchandise from previously prepared or natural materials such as cardboard, cement, cloth, cork, fiber, glass, leather, paper, plastics, wood, metals, stones and other such prepared materials; printing and publishing.

INDUSTRIAL PARK: A type of planned industrial environment for a variety of light industrial and related activities in which special emphasis and attention are given to aesthetics and community compatibility. Subdivided and developed according to the HVWV Conceptual Plan that includes detailed provisions for streets and all necessary utilities, the park provides serviced sites for a community of industrial and industry-oriented uses. Adequate control of the land, buildings and industrial operations is provided through zoning, private restrictions incorporated as legal requirements in deeds of sale or leases and the provision of continuing management, all for the purpose of assuring attractive and efficient uses within the park and the harmonious integration of the industrial area into the community in which it is located.

NEIGHBORHOOD COMMERCIAL USES: Small scale retail and service businesses which serve the convenience needs of the neighborhood and are intended to be oriented to and compatible with the neighborhood to be served.

PUBLIC OPEN SPACE: That portion of a lot or site unencumbered by buildings, outdoor storage areas, and certain impervious surfaces, that is intended to provide light and air and is designed for either environmental, scenic or recreation purposes and is available for use by the general public. Public open space may include parks or playgrounds; plazas or squares; a recreational area with trails; landscaped areas; or land left in an undisturbed natural state. Public open space may be all or part of commonly-held land, whether owned privately or publicly.

To add the following new Districts to § 100-9:

District Label	Zoning District
BPMF	Blue Point Multi-Family
BPC	Blue Point Commercial
BPI	Blue Point Industrial
GB-1	General Business – 1

To amend the Zoning Map, referenced in § 100-10, by changing the zoning designation of the HVWV site to the BPO and subdistricts (BPMF, BPC, BPI and GB-1); and retaining existing zoning designations (R-1 and R-2) in certain areas as depicted on the attached map entitled “Proposed Zoning”.

To amend the Dimensional Table, referenced in § 100-13, also referred to as 100 Attachment 2, by adding the following:

Dimensional Table for Proposed Blue Point Districts					
Zoning District	BPC	BPI	BPMF	BPMF (Single Family)	GB-1
Minimum Lot Area	2,500 square feet	1 acre	2,500 SF 10 du/acre	8,000 SF 10 du/acre	15,000 SF
Minimum lot width (feet)	25	150	150	80	75
Minimum lot depth (feet)	—	—	—	—	—
Minimum Road Frontage (feet)	25	150	150	85	75
Minimum Building setbacks (feet)					
Front	10	25	None	30	None
Side	None	35	None	15	20
Rear	10	25	None	50	25
Maximum building height (feet)	45	45	45 3 stories	40 3 stories	35
Maximum building coverage (%)	—	—	30%	30%	—
Maximum lot coverage (%)	70%	90%	60%	60%	40%

To add new § 100- 20, Blue Point Overlay District, as follows:

A. Purpose.

The creation of the Blue Point Overlay District (“BPO”) allows the Hudson Valley Wine Village property to be developed in such a way as to provide a maximum variety of housing types and densities, encourage job supporting and tax producing development, and increase the range of services and facilities available to serve the Town of Lloyd’s present and future populations. The design guidelines, set forth for each subdistrict, are intended to provide clear and useful architectural standards for the building design, construction, review and approval of growth in the BPO. Additionally, these guidelines identify site planning, building design and landscaping requirements to ensure that new development is compatible with either the Town of Lloyd’s vernacular architecture, the character of the “Tuscan Village” or the rural traditions of American architecture. Specifically, the intent of the district is to:

1. Provide a unified and interconnected plan for development of the BPMF, BPC, BPI and GB-1 Districts using common design guidelines.
2. Promote tourism in the Town of Lloyd.
3. Maintain the Hudson River shoreline and the bluff above the River as important scenic resources.
4. Provide public access to vistas along the Hudson River.
5. Provide land for public and private recreation opportunities including walking trails.
6. Preserve, adaptively reuse and provide access to the site's historic resources.
7. Provide a range of housing types and price levels to accommodate a variety of age and income groups and residential preferences.
8. Provide rental housing opportunities.
9. Provide for uses that result in employment and expand the tax base of the Town.
10. Respect and further the value of Scenic Areas of Statewide Significance, the Waterfront Bluff Overlay District and the Local Waterfront Revitalization Area.
11. To preserve open space, steep slopes and other environmentally sensitive resources.

B. Developments Subject to Site Plan Review.

The site plan review process provides a mechanism by which all new construction in the Blue Point Overlay District will be evaluated and individual projects are reviewed to ascertain adherence to the HVWV Conceptual Plan and the guidelines established herein. The site plan review process shall be in accordance with the procedure set forth at § 100-53(F) of the Town of Lloyd Code. In the event that the Planning Board finds that the site plan does not comply with the HVWV Conceptual Plan and the guidelines established herein the Applicant may apply to the Town Board for a change in the HVWV Conceptual Plan and the guidelines.

The following baseline thresholds for the development of residential units shall be followed by the Town Planning Board (and, as applicable the Town Zoning Board of Appeals) in reviewing applications for site plan, subdivision or any other zoning approval within the BPOD. An applicant may apply for site plan and/or subdivision approval of one hundred and fifty dwelling units within the BPOD prior to the construction of the hotel, commercial and industrial uses. Any application for site plan and/or subdivision review for housing units within the BPOD in excess of the 150 dwelling units will be contingent upon the construction and operation of the hotel/conference center and industrial uses. After the hotel and conference center are completed and operating, an applicant may apply for site plan and/or subdivision approval for up to 150 additional dwelling units within the BPOD. The Applicant may apply for site plan and/or subdivision approval of an additional 1.5 dwelling units for each 1000 square feet of industrial space constructed and operating up to a maximum for the entire BPOD of 800 dwelling units.

In order to track the status of the Project and the Applicant's compliance with the HVWV Conceptual Plan and baseline thresholds of overall development, for each site plan review application submitted during any phase of the HVWV Project, the Applicant will be required to provide a table comparing the anticipated impacts from the proposed site plans to the thresholds and including what developments have been completed up to the time of the Applicant's submittal.

- C. Compliance with standards. All Blue Point Overlay Districts and all buildings and uses within such districts shall be required to comply with the following specified design standards and requirements, in addition to the HVWV Conceptual Plan, except that the Town Board is hereby authorized to modify the standards with respect to individual buildings and lots within the BPO, as said Board deems appropriate. Such modifications must be adopted by local law and shall be consistent with the SEQRA Statement of Findings. In the event that a building or use is not in substantial compliance with the HVWV Conceptual Plan, the applicant must seek Town Board approval of the changes proposed to the HVWV Conceptual Plan.

No further SEQRA review will be necessary if a future action associated with the HVWV Project is undertaken in conformance with the Conceptual Plan found at Figure 2.1.1 of Appendix D in the FGEIS (hereinafter referenced as the Conceptual Plan) and baseline conditions and thresholds established in the FGEIS or the Lead Agency's Findings Statement. Of particular importance is the phasing for the Project that is set forth in the FGEIS at page 24: "To mitigate any potential disruption in the housing market construction of the housing units will be phased in as construction of the hotel/conference center and industrial uses are completed as those uses are anticipated to create demand for the new housing. One hundred and fifty dwelling units may be built prior to the construction of the hotel, commercial and industrial uses. The construction of housing units in excess of the 150 dwelling units will be contingent upon the construction and operation of the hotel/conference center and industrial uses. After the hotel and conference center is completed and operating, 150 additional dwelling units are allowed. An additional 1.5 dwelling units will be permitted for each 1000 square feet of industrial space constructed up to a maximum of 800 dwelling units."

- D. Subdistricts. The Blue Point Overlay District shall be divided into the following districts:

I. Blue Point Multi-Family district (BPMF)

1. Purpose:

- a. The Blue Point Multi-Family district (BPMF) is intended to encourage flexibility and innovation in land use in regards to various styles of residential development. Through careful planning, such districts will provide for the best use of the site consistent with the goals of protecting and embracing the natural environment. At the same time, it is intended that projects within the BPMF district provide a compatible

blending with surrounding developments, minimizing such negative impacts as land use conflicts, traffic congestion, and excessive demands on existing or proposed public facilities.

- b. To the extent possible, the use of open space preservation techniques; such as clustering of homes and dwelling structures, is encouraged for the undeveloped land within this district which is available for major subdivision. The purpose for this is to establish links to existing open space areas which exist throughout the BPOD.
2. Permitted uses and structures (*Site Plan approval required):
 - a. Single-family dwelling*
 - b. Two-family dwelling*
 - c. Townhouse*
 - d. Multifamily dwelling*
 - e. Condominiums*
 - f. Apartments*
 - g. Home Occupation – Class 1*
 - h. Conservation Areas
 - i. Park, playground or other public recreation facility*
 - j. Wildlife Refuge
 - k. Church or Place of Worship*
 - l. Essential Services*
 - m. School, public*
 - n. Agriculture
 - o. Building Structures and uses owned or operated for the purpose of the Blue Point Overlay District or any district within the BPO*
 3. Special Use Permit Required (*Site Plan approval required):
 - a. Family Home Day Care*
 - b. Home Occupation – Class II*
 - c. Special Uses for Historic Structures*
 - d. Recreational Business*
 - e. Civic Youth Center*
 - f. Club*
 - g. Library or Museum*
 - h. School, private*
 - i. Bed and Breakfast*
 - j. Neighborhood Commercial Uses, subject to the conditions set forth at 100-20(D)(I)(5)*
 4. Accessory uses and structures: These uses and structures shall be customarily and clearly incidental and subordinate to permitted principal uses and structures. These shall also be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.

- a. Buildings and facilities, which are reasonably necessary to meet the proper maintenance, administration, security, off-street parking, storage, fencing and utility system needs of the development.
 - b. Noncommercial greenhouses and plant nurseries.
 - c. Unattached private garages and carports.
 - d. Tool houses and garden sheds.
 - e. Children's play areas and play equipment intended directly for the use of the owners of the dwelling.
 - f. Swimming pools.
 - g. Gazebos and open structures provided for gathering.
 - h. Recreational and community assembly facilities intended for the primary use and convenience of the residents within the BPFM district and their guests.
 - i. Small public parks and playgrounds intended for the primary use and convenience of the residents within the BPFM district.
5. Upon review and approval by the Planning Board, Neighborhood Commercial Uses may be permitted, subject to the following conditions:
- a. No commercial uses will be permitted in the BPFM district within developments containing fewer than 200 dwelling units or within the BPFM district until the number of dwelling units is greater than 25% approved density.
 - b. All commercial uses must be designed as an integral part of the development; external advertising or other characteristics which would negatively alter the residential scenic quality, noise level, or traffic load shall not be permitted.
 - c. The commercial uses permitted within the BPFM shall not in the aggregate exceed more than 4% of the total floor area within such development, provided further that the maximum floor area devoted to any single activity shall not exceed 3,000 square feet.
6. General Provisions:
- a. The Town of Lloyd Code shall be followed for the design storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), and signage. Additional standards are outlined within the Design Standard sections of the specific district guidelines.
 - b. The "complete street" model should be used for design of the road way. Consideration must be given to all users of the roadway: bicyclists, public transportation vehicles and riders, pedestrians, and vehicular traffic.
 - c. Maximum density. The maximum number of dwelling units, not to exceed 800 units in the entire BPO, will in the BPFM district be computed by multiplying the net buildable acreage to be developed by 10, excluding any area to be developed as a commercial use (as shown on the HVWV Conceptual Plan approved by the Town Board).

d. The following regulations shall apply to any single family development in the BPFM district:

- i. The use of cluster subdivision design is preferred unless the cluster subdivision fails to meet the "Cluster Preference Criteria." A cluster subdivision shall also comply with the requirement outlined within section 100-23 Conservation Subdivision of the Town of Lloyd.

7. Characteristics:

The following design standards shall apply for all developments within the BPFM district. These standards are in addition to any applicable standards from the Design Standards set forth below, The Town of Lloyd Zoning Code and /or the Appendix A of the Zoning Code.

a. Architecture:

- i. The building forms, materials, colors and character shall follow the standards established within the Architectural Design Standards for the Blue Point Overlay District.

- ii. Spacing of structures:

- a. The proposed location of all structures shall be in harmony with existing or prospective adjacent uses and to the existing or prospective development of the neighborhood.

- b. For multifamily dwellings and one-story accessory uses in more than one structure, there shall be a minimum distance between detached structures as follows:

- i. One and two stories: 20 feet.

- ii. Three or more stories: 50 feet

- iii. Site architecture should not include any building façade exceeding 275 feet in length. Any large façade should incorporate changes in plane and architectural features that give the appearance of several common-wall buildings.

b. Public open space:

- i. It is encouraged that public open spaces be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with the guidelines posited for such installations elsewhere in these standards. In addition, where the development is adjacent to the trail system, a connector path/trail shall be provided.

- ii. Public open space must be for amenity or recreational purposes. The uses authorized for the public open space must be appropriated to the scale and character of the BPFM district considering its size, density, topography, and the number and type of dwelling units to be provided.

- iii. Amenities within public open spaces may include age appropriate playground equipment, half-basketball courts, picnic tables, gazebos, benches and other recreational activities characteristic to the scale and size of the public open space.
- iv. Outdoor recreation area shall consist of both active and passive recreation amenities, including, without limitation, patio areas, shaded sitting areas, walking or jogging trails
- v. Maintenance of public open space:
 - a. All public open space shall be preserved for its intended purpose as expressed in the final BPFM plan. The developer shall choose one or a combination of the following methods of administering public open space.
 - i. Public dedication to the Town of the public open space. This method is subject to formal acceptance by the Town.
 - ii. Establishment of an association or nonprofit corporation of all individuals or corporations owning property within the BPFM to insure maintenance of all public open space. Such entity must be approved by the NYS Attorney General's Office and the appropriate filings made with the NYS Attorney General's Office.

c. Pedestrian Circulation & Multi-Use Trails:

- i. A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.

d. Dimensional & Bulk Regulation Tables for Multi-Family & Apartment Type Dwelling Units:

a.	Minimum Lot Area (square feet)	2,500
b.	Minimum front yard setback (feet)	none
c.	Minimum side yard setback (feet)	none
d.	Minimum rear yard setback (feet)	none
e.	Minimum frontage (feet)	150
f.	Minimum lot width (feet)	150
g.	Maximum building height (feet)	45 feet/3 stories
		Matches height of the existing Clock Tower
h.	Maximum building coverage	30%
i.	Maximum lot area coverage	60%
j.	Minimum landscaped area	35%
k.	Maximum dwelling unit density	10 dwelling units /

buildable acres

1. Minimum setbacks:
 - i. From a Residential Use on adjoining property. 101 FT
 - ii. From edge of road R.O.W. 15 FT
 - iii. Edge of a Primary Conservation Area 100 FT
 - iv. Edge of Secondary Conservation Area 50 FT
 - v. From edge of parking lot to building 20 FT

m. Dimensional & Bulk Regulation Tables for Single-Family Dwelling Units on individual lots:

- a. Minimum Lot Area (square feet) 8,000 (0.183 acres)
- b. Minimum front yard setback (feet) 30'-0"
- c. Minimum side yard setback (feet) 15'-0"
- d. Minimum rear yard setback (feet) 50'-0"
- e. Minimum frontage (feet) 85'-0"
- f. Minimum lot width (feet) 85'-0"
- g. Maximum building height (feet) 40 feet/3 stories
- h. Maximum building coverage 30%
- i. Maximum lot area coverage 60%
- j. Minimum setbacks:
 1. From a Residential Use on adjoining property. 30 FT
 2. From edge of road R.O.W. 15 FT
 3. Edge of a Primary Conservation Area 100 FT
 4. Edge of Secondary Conservation Area 50 FT

8. Design Standards: Multi Family Housing (BPMF District)

A. Site Planning

a. Lot Layout

Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, retain natural site features, and conserve energy. Consistent setbacks from the street are strongly encouraged where appropriate. Setbacks as they relate to private streets shall be in conformance with an agreed upon master plan for a private development. Accessory structure layout and placement shall be in accordance with the stated setback limits.

b. Grading & Drainage

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements to grade. Stepped structures are preferable to large cuts or fills and retaining walls.

B. Building Design

a. Building Form

- i. Buildings of 40 feet or more in width should be visually divided into smaller increments to reduce their apparent size and contribute to a human-scale development. The mass of these buildings should be de-emphasized through

architectural details such as divisions or breaks in form and detailing, materials, window bays, separate entrances and entry treatments, variation in roof lines, awnings, or the use of sections that may project or be recessed. It is encouraged, where the housing type permits, to identify individual unit entries, to reduce apparent size and to accentuate the notion of place.

- ii. Stepped structures that follow the grading as much as possible, in lieu of large blank expanses of retaining walls or other structure, are encouraged to address grading requirements. Designs should incorporate a '360 Degree' approach to provide architectural detail and scale to all sides of buildings.
- iii. The height of new buildings should be consistent with that of neighboring buildings or the scheduled zoning requirement. One-story structures are discouraged for multi-family projects. Through the use of variations in building height, roof line and grade definition, the perceived height of the building can be effectively reduced, or thus be more integrated into its surroundings.

b. Roof Forms

- i. The style of roof lines is important because roofs are a predominant visual element of a building. As such, the roofs should be designed similarly to the vernacular architecture- typically front and side gables. Gable roofs may vary in pitch from 7:12 to 14:12. Roof pitches below 8:12 on main roofs are discouraged. Mansard roofs should be avoided. Shed roofs are acceptable as secondary roofs but discouraged as main roofs, unless appropriate to the overall architectural style. The minimum pitch of shed roofs should be 3: 12. Flat roofs are discouraged unless mitigated through the use of parapets.
- ii. Simple roof forms should be avoided as possible in favor of complex roof compositions. More complex roofs consist of a main roof type that is dominant, with attached secondary roof types that are similar and lower than the main roof ridge line. This approach will suggest an additive assemblage of building elements that is characteristic of larger buildings in rural communities. It will also help to reduce the appearance of the building's mass.
- iii. Roof features such as cupolas, belfries, towers or similar structures should be considered, where such features are historically accurate architectural elements. Dormers may take gable, hip or shed form, should consist primarily of windows, and should cumulatively not exceed a majority of the overall roof length. Cornices, brackets, and overhanging eaves are encouraged if appropriate to the style of the proposed design.
- iv. Desirable roof materials include slate (either natural or manmade), shingle (either wood or asphalt composition) and metal formed to resemble "standing seams." Roof color should be traditional, meaning that it should be within the range of colors found on historic buildings in the Town and Hamlet, or those traditionally used in rural American architecture in the region. The use of

fascias, dormers and gables and other such building forms are encouraged to provide visual interest.

c. Windows & Entries

Windows and other openings should have proportions and a rhythm of solids to voids similar to historic buildings in the Town or of the style of the architecture that is being employed.

d. Materials & Colors

- i. Traditional building materials should be used whenever possible for new construction. These include wood siding (clapboard, shiplap, board and batten, and shingle), native stone (fieldstone), and stucco or brick of a shape, color and texture similar to that found in the historic buildings in the Town and Hamlet or in the "Tuscan Village". HardiPlank or similar cement siding, aluminum siding, corrugated metal, vinyl siding, plastic, EIFS or fiberglass siding are acceptable if detailed in a manner rendering them compatible with the traditional approach posited and with the historic buildings of the Town, Hamlet and Tuscan Village.
- ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town and Hamlet, the "Tuscan Village" and those utilized in traditional building constructed in rural locations in the Hudson Valley. Bold colors that are visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.

e. Fences & Screening

Where fencing and walls are essential, these elements should be designed to be as low as practicable to complement the architecture of the project and should be landscaped and screened from the public right of way. Each District shall provide reasonable visual and acoustical privacy. Tall blank walls adjacent to the roadway are not permitted. Pilasters, caps and/or other articulations should be used to enhance appearance and break down the scale of such elements. Walls should be stepped to follow terrain.

II. Blue Point Commercial District (BPC)

1. Purpose:

- a. The Blue Point Commercial District (BPC) as part of the Blue Point Overlay District is the cultural, commercial and tourism hub of the district. The enhancement and the preservation of the existing character of the buildings/structures will be an essential element of this new community, along with integrated new construction.
- b. To encourage and promote the most attractive and economic development of the land which under the appropriate conditions would include a mixture of

designated land uses and encourage job-supporting and tax producing new development in accordance with the outlined design standards.

- c. To attract regional tourists and expand the local economy, in recognition of the tourists/visitors who spend the night in a community and who contribute more to the economy than those who just pass through.
 - d. To support the vision outlined in the Town of Lloyd's Comprehensive Plan, which includes capitalizing on the Town's location near major, existing and regional tourism attractions.
 - e. To provide methods for compatibility of tourist and resort uses with surrounding agricultural and recreational uses, where applicable, and recognizing that such recreational uses, based upon enjoyment of nature and open space, can coexist with nearby agricultural and commercial uses.
2. Allowable Uses within the Blue Point Commercial District (BPC) shall be as follows, subject to site plan approval by the Town of Lloyd Planning Board:
- a. Craft or artist workshops & studios.
 - b. Professional offices
 - c. Retail Businesses
 - d. Service Businesses
 - e. Medical or dental clinic or group offices
 - f. Museums
 - g. Tourism & Recreational Resorts:
 - i. Hotels
 - ii. Lodging Facilities
 - iii. Conference Centers
 - iv. Spa Facilities / Health Clubs
 - v. Restaurants and other places for serving food & beverages
 - h. Work/Live establishments
 - i. Essential Services
 - j. Park, playground or other public recreation facility
 - k. Day Care Center
 - l. Recreational Business
 - m. Telecommunications facilities, co-location on structures subject to the additional requirements set forth in § 100-39
3. A special use permit shall be required for the following uses within the BPC District, subject to site plan review and approval by the Town of Lloyd Planning Board:
- a. Two-family dwelling
 - b. Townhouse
 - c. Multi-family dwelling
 - d. Condominiums
 - e. Apartments
 - f. Church or Place of Worship

- g. School, private
- h. School, public
- i. Colleges and Universities
- j. Dormitories and associated dining facilities
- k. Club

4. General Provisions:

- a. The Design Standards, set forth at the end of this Section, of the new structures shall be appropriately integrated within the current fabric of the former Winery Compound (the "Tuscan Village").
- b. Pertinent provisions of the Town Code shall be followed for the design of storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), and signage. Additional standards are outlined within the respective sections of the specific district guidelines.
- c. The goal of the "Tuscan Village" shall be to create an environment characterized by a mixture of commercial office and mercantile uses as well as work/live uses, and shall contain shared outdoor spaces.
- d. Ground floors shall primarily contain active and public accessible uses.
- e. Buildings will be located on small lots with small or non-existent front, side and rear yard setbacks, or as required to establish an orderly and coordinated redevelopment of the "Tuscan Village".
- f. Apartments in the "Tuscan Village":
 - i. Apartments shall not be located on the first/primary level of the building.
 - ii. Each and every apartment or work/live unit shall contain all services for safe and convenient habitation in meeting the New York State Fire, Building, Health and Environmental Codes.
 - iii. Each habitable area/apartment shall be at least 500 square feet.
 - iv. Each apartment shall be a separate dwelling unit and shall include such provisions for complete living, including sanitary and sleeping facilities for year-round use by one tenant.
 - v. Each apartment shall have off-street parking in accordance with the respective regulations indicated in the Town of Lloyd Code. Shared parking may be allowed if approved by the Town of Lloyd Planning Board.

5. Characteristics:

- a. Architecture:
 - i. The adaptive re-use of the existing buildings of the "Tuscan Village" is strongly encouraged where practicable. This shall refer to an existing

building being rehabilitated or converted to a new use while preserving and saving the unique features of the building that have historic and /or aesthetic value as well as physical integrity. It is therefore required that as a condition of approval for any development project that includes the demolition of an existing "Tuscan Village" structure, that such project demonstrate the unsuitability of the subject building for the new proposed uses. Such proof shall take the form of an assessment of the physical condition of the building, a cost/benefit analysis of renovation versus replacement, and a general analysis of the suitability of the existing structure for the proposed use and providing reason for the logic regarding its replacement. It is understood that some of the existing structures within the Village may have outlived their useful life.

- ii. Where new structures are proposed, such structures shall be appropriately integrated within the current fabric of the "Tuscan Village". The building forms, materials, colors and character shall follow the Design Standards established herein.
- iii. The intention is to create an architecturally coherent development in which all building design within the district integrates with the existing historic character of the "Tuscan Village". This will include, but will not be limited to building orientation, fenestration, building materials, height and rooflines but all new buildings may exhibit a variety of consistent styles.

b. Pedestrian Circulation & Multi-Use Trails:

A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.

6. Dimensional & Bulk Requirements:

- a. Minimum Lot Area (square feet) 2,500
- b. Minimum front yard setback (feet) 10
- c. Minimum side yard setback (feet) 0
- d. Minimum rear yard setback (feet) 10
- e. Minimum frontage (feet) 25
- f. Minimum lot width (feet) 25
- g. Maximum building height (feet) three stories/45 (Height of Existing Clock Tower)
- h. Maximum lot area coverage 70%
- i. Minimum setbacks:
 - 1. From a Residential Use on adjoining property. 101 FT
 - 2. From edge of road R.O.W. 15 FT

3.	Edge of a Primary Conservation Area	100 FT
4.	Edge of Secondary Conservation Area	50 FT
5.	From edge of parking lot to building	20 FT

7. The Dimensional & Bulk Requirements for multi-family building uses that are part of the Blue Point Commercial District shall follow the requirements within the BPMF District.

a. Maximum Density:

The maximum number of dwelling units, not to exceed 800 units in the entire BPO, will in the BPC district be computed by multiplying the net buildable acreage to be developed by 10, excluding any area to be developed as a commercial use (as shown on the HVWV Conceptual Plan approved by the Town Board).

b. The maximum area of the BPC District that can be allocated to multi-family residential use is 30% of the buildable area in the District.

8. Design Standards: Commercial, Office, and Institutional Developments (BPC)

A. Site Planning

a. Lot Layout

Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, retain natural site features, create & frame views of the Hudson River, conceal & screen the view of the building from the Hudson River where applicable, and conserve energy. Consistent setbacks from the street are strongly encouraged where appropriate. Setbacks as they relate to private streets shall be in conformance with an agreed upon master plan for a private development.

b. Project Entry and Character

Site amenities, entries, and features should be coordinated to complement one another and reinforce the character and themes established by the building architecture.

c. Grading & Drainage

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements to grade. Stepped structures are preferable to large cuts or fills and retaining walls.

d. Public Space

It is encouraged that public open spaces be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with those posited for such installations elsewhere in these standards. Public open spaces can be used to provide inter-connectivity to community buildings established for the development. In turn, the buildings within the development can be clustered in a manner to assist in the creation and definition of the public open spaces. Where the development is adjacent to the trail system, a connector path/trail shall be provided.

B. Building Design

a. Building Form/Articulation/Human Scale

Developments should be compatible with the historic traditions of the Town of Lloyd and those posited in these standards. In addition, each development should maintain a cohesive architectural style and individual buildings added subsequently should be designed to harmonize with the established theme. Large buildings should be articulated to break down the perceived mass. This can be accomplished through the use of changes in the exterior materials to manipulate and break down these long buildings. The use of tower elements, cupolas, arcades, and traditional trim elements are encouraged to provide scale and enliven facades. Lastly, the structures need to be integrated with the natural elements of the site to affectively reduce the height of the building.

b. Roof Forms

Flat roofs are permitted and the use of parapets and/or mansard overbuilds are encouraged to provide stylistic linkage to the overall traditional character that is the standard. Roof top equipment should be screened from view.

c. Windows & Entries

Windows and other openings should have proportions and a rhythm of solids to voids similar to historic buildings in the Town, the Tuscan Village or of the style of the architecture that is being employed.

e. Building Materials/Colors

i. Traditional building materials should be used whenever possible for new construction. These include wood siding (clapboard, shiplap, board and batten, and shingle), native stone (fieldstone), and stucco or brick of a shape, color and texture similar to that found in the historic buildings in the Town and Hamlet or in the "Tuscan Village". HardiPlank or similar cement siding, aluminum siding, corrugated metal, vinyl siding, plastic, EIFS or fiberglass siding are acceptable if detailed in a manner rendering them compatible with the traditional approach posited and with the historic buildings of the Town, Hamlet and Tuscan Village.

ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town and Hamlet, the "Tuscan Village" and those utilized in traditional building constructed in rural locations in the Hudson Valley. Bold colors that are visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.

III. Blue Point Industrial District (BPI)

1. Purpose:

a. The Blue Point Industrial District (BPI) is configured to accommodate 450,000 SF of built space for the manufacturing, assembly, treatment, processing, packaging and storage of a

wide range of products that do not generate objectionable levels of smoke, noise, dust, odor, glare, or vibration beyond the district boundaries.

- b. The public approaches to this district shall be sufficiently landscaped and screened to limit the visual impact of the industrial uses therein. The defined building setbacks and other bulk requirements, as well as defined architectural standards, will also limit this impact.
 - c. It is intended that development in this district will have a limited impact on the environment, and that such impact shall be contained within the district. Therefore the impact on the neighboring properties and the other zoning districts within the Blue Point Overlay District will also be limited.
 - d. Design standards relative to architecture, parking, vehicular & pedestrian circulation, access, lighting and signage shall be used to regulate and to arrange to improve negative aesthetic and traffic impacts.
2. Allowable Uses within the Blue Point Industrial District (BPI) shall be as follows, subject to site plan approval by the Town of Lloyd Planning Board:
- a. Light Industrial and Industrial Parks
 - b. Professional Office
 - c. Bakeries, wholesale
 - d. Health Club
 - e. Indoor & Outdoor Recreation
 - f. Restaurants
 - g. Essential Services
 - h. Telecommunications facilities, co-location on structures subject to the additional requirements set forth in § 100-39
3. A special use permit shall be required for the following uses within the BPI District, subject to site plan review and approval by the Town of Lloyd Planning Board:
- a. School, private
 - b. School, public
 - c. Colleges and Universities
 - d. Dormitories and associated dining facilities
4. General Provisions:
- a. The Town of Lloyd Code shall be followed for the design of storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), site lighting, and signage. Additional standards are outlined within the Design Standards sections of the specific district guidelines.
 - b. Outdoor storage of goods, wares or merchandise for wholesale purposes or in connection with the operation of a business allowed in this zoning district shall be subjected to the setback requirements of this Section, as well as all landscaping and screening regulations.

- c. The methods to be followed to encourage uses for the Blue Point Industrial District shall comply with the guidelines established within the 2013 Comprehensive Plan for the Town of Lloyd, Chapter 8, Section 8.2 – Attract Light Industry.

5. Characteristics:

- a. The intention is to create an architecturally coherent development in which the building design integrates with the other aspects of the development, including the landscaping, site topography, parking lot design, open space and the architectural character of the surrounding area. In addition to the design standards set forth in the next section, the Blue Point Industrial District shall be subjected to the following design requirements:

- b. Architecture:

- i) The building forms, materials, colors and character shall follow the design standards set forth herein.

- c. Pedestrian Circulation & Multi-Use Trails:

A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.

6. Dimensional & Bulk Requirements:

- | | |
|--|--------------------|
| a. Minimum Lot Area (square feet) | 43,560 SF (1 acre) |
| b. Minimum front yard setback (feet) | 25 FT |
| c. Minimum side yard setback (feet) | 35 FT |
| d. Minimum rear yard setback (feet) | 25 FT |
| e. Minimum frontage (feet) | 150 FT |
| f. Minimum lot width (feet) | 150 FT |
| g. Maximum building height (feet) | 45 FT |
| h. Maximum lot area coverage | 90% |
| i. Minimum setbacks: | |
| i. From a Residential Use on adjoining property. | 101 FT |
| ii. From edge of road R.O.W. | 50 FT |
| iii. Edge of a Primary Conservation Area | 100 FT |
| iv. Edge of Secondary Conservation Area | 20 FT |

7. Design Standards: Light Industrial Developments (BPI)

A. Site Planning

a. Lot Layout

Development projects of this type shall follow the Lot Layout guidelines stated in the BPC district design standards for commercial developments.

b. Project Entry

Development projects of this type shall follow the Project Entry guidelines stated in the BPC district design standards for commercial developments

c. Grading & Drainage

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements to grade. Stepped structures are preferable to large cuts or fills and retaining walls.

d. Public Space

It is encouraged that public open spaces be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with those posited for such installations elsewhere in these standards. Where the development is adjacent to the trail system, a connector path/trail shall be provided.

B. Building Design

a. Building Form/Building Character

It is understood that full adherence to the general architectural standards here outlined is not practicable for these type buildings given their possible functions. Nevertheless, these basic guidelines can be followed to mitigate the appearance of these 'big boxes'. Large expanses of blank, unarticulated wall surface are discouraged. The use of scale giving elements and building articulation are encouraged, as is the application of an 'Image Zone' (a defined area on a given building with more architectural detail) for the sides of all buildings facing a public way.

b. Roof Forms

Flat roofs are permitted and the use of parapets and/or mansard overbuilds are encouraged to provide stylistic linkage to the overall traditional character that is the standard. Roof top equipment should be screened from view.

c. Windows & Entries

Windows and entries should be proportioned to be in keeping with the overall traditional character intended. The use of 'faux' or backlighted windows is encouraged where actual vision glazing would not be appropriate, to add scale elements to large expanses of otherwise blank walls.

d. Building Materials/Colors

- i. Traditional building materials should be used whenever possible for new construction. However, materials such as concrete block, concrete panels or metals of all types may be more appropriate for industrial uses and are therefore permitted. If non-traditional materials are used, the guidelines posited elsewhere in these standards are to be applied.
- ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town and Hamlet, the "Tuscan Village" and those utilized in traditional building construction in rural locations in the Hudson Valley. Bold colors that are

visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.

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IV. General Business - 1 District (GB-1)

1. Purpose:

- a. The purpose of the General Business - 1 District (GB-1) is to provide a variety of shopping and commercial facilities for adjacent residential areas and the community at large. The regulations are designed to limit the size of the business and the commercial facilities to a scale that is in keeping with the character of nearby residential districts while allowing a greater variety of business uses.
- b. The GB-1 district is designed to provide for commercial/office establishments that typically require direct auto access to and visibility from a major arterial road or state/county highway.
- c. It is intended that development in this district will have a limited impact on the environment, and that such impact be contained within the district. Therefore the impact on the neighboring properties and the other zoning districts within the Blue Point Overlay District will also be limited.
- d. Design standards relative to architecture, parking, vehicular & pedestrian circulation, access, lighting and signage shall be used to regulate and to arrange to improve negative aesthetic and traffic impacts.

2. Allowable Uses within the General Business 1 District (GB-1) shall be as follows, subject to site plan approval by the Town of Lloyd Planning Board:

- a. Bank
- b. Convenience Store
- c. Greenhouses and nursery
- d. Office
- e. Restaurant, with/without a drive-thru
- f. Retail business
- g. Service Business
- h. Essential Services
- i. Telecommunications facilities, co-location on structures subject to the additional requirements set forth in § 100-39
- j. Church or place of worship

3. A special use permit shall be required for the following uses within the GB-1 District, subject to site plan review and approval by the Town of Lloyd Planning Board:

- a. Two-Family Dwelling
- b. Townhouse
- c. Multi-Family Dwelling
- d. Apartments
- e. Condominiums
- f. Day Care Center
- g. Motor vehicles sales
- h. Motor vehicle service station and repair shop

i. Veterinary office or animal hospital

4. General Provisions:

- a. The Town of Lloyd Zoning Code shall be followed for the design of storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), site lighting, and signage. Additional standards are outlined within the respective sections of the specific district guidelines.
- b. Outdoor storage of goods, wares or merchandise for wholesale purposes or in connection with the operation of a business allowed in this zoning district shall be subjected to all respects to the setback requirements of this Section as well as all landscaping and screening regulations.
- c. The alternative solutions to strip mall development shall comply with the guidelines established within the 2013 Comprehensive Plan for the Town of Lloyd, Chapter 8, Section 8.3 – Investigate & Consider Alternates to Typical Modern Highway-Oriented Development Such as Strip Malls & Commercial Plazas.

5. Characteristics/Design Standards:

a. The intention is to create an architecturally coherent development in which the building design integrates with the other aspects of the development, including the landscaping, site topography, parking lot design, open space and the architectural character of the surrounding area. The GB-1 district shall be subject to the same design standards as set forth in the BPC District and additionally to the following requirements:

i) Architecture:

The building forms, materials, colors and character shall follow the standards established within the Architectural Standards for the Blue Point Overlay District.

ii) Pedestrian Circulation & Multi-Use Trails:

A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic. In addition, where the development is adjacent to the trail system, a connector path/trail shall be provided.

6. Dimensional & Bulk Requirements:

- | | |
|--------------------------------------|-----------|
| a. Minimum Lot Area (square feet) | 15,000 SF |
| b. Minimum front yard setback (feet) | none |
| c. Minimum side yard setback (feet) | 20 FT |
| d. Minimum rear yard setback (feet) | 25 FT |
| e. Minimum frontage (feet) | 75 FT |
| f. Minimum lot width (feet) | 75 FT |
| g. Maximum building height (feet) | 35 FT |

- | | | |
|------|---|--------|
| h. | Maximum lot area coverage | 40% |
| i) | Minimum setbacks: | |
| i. | From a Residential Use on adjoining property. | 101 FT |
| ii. | From edge of road R.O.W. | 15 FT |
| iii. | Edge of a Primary Conservation Area | 100 FT |
| iv. | Edge of Secondary Conservation Area | 50 FT |
| v. | From edge of parking lot to building | 10 FT |
7. The Dimensional & Bulk Requirements for multi-family building uses that are part of the General Business - 1 District shall follow the requirements within the BPMF District.
- a. Maximum Density:
The maximum number of dwelling units, not to exceed 800 units in the entire BPO, will in the GB-1 district be computed by multiplying the net buildable acreage to be developed by 10, excluding any area to be developed as a commercial use (as shown on the HVWV Conceptual Plan approved by the Town Board).
- b. The maximum area of the GB - 1 District that can be allocated to multi-family residential use is 30% of the total district area.
- E. Landscaping. The following landscape design standards shall apply to the entire Blue Point Overlay District:
1. Landscaping should provide visual interest in all four seasons by including deciduous trees, conifers, shrubs, perennials and bulbs. Landscape plans that are limited to deciduous trees and shrubs leave a barren winter landscape that fails to screen the development from the roadway and from neighboring properties. Appropriate plants should be included in the landscaping plan to provide an attractive visual landscape throughout the year.
 2. The use of native plant materials is strongly recommended as a means to reduce maintenance and create plantings that will blend with the rural character of the Town's open spaces. Site conditions should be carefully considered when selecting species. Trees and vegetation that are not sited properly will inevitably be short lived. Although native plants should be used in all natural areas, including stream corridors, forests and hedgerow renovations, non-native plants may be used in moderation in other areas provided they are disease resistant and are not invasive. Lists of invasive plants to be avoided can be found in publications from the United State Department of Agriculture (USDA) or other sources.
 3. Landscaping should be planted in natural clusters using varied plant material to create a natural appearance, but should not introduce a formal or monotonous appearance that is unnatural to the rural environment. Landscaping plans should include a variety of species planted randomly on the advice of a landscape professional.
 4. Landscaping should be designed to maximize energy conservation. Deciduous trees should be planted to shade southern and southwestern exposures during the summer.

Evergreens should be planted on northerly and northwesterly exposures to help break cold, northerly winds in the winter.

5. The landscaping of a site should: blend in with the prevailing scale, appearance and neighboring uses; or effectively screen the development from its neighbors, as appropriate; and complement and enhance the buildings, rather than just screen unappealing site elements.
6. Where buffers are designed with earthen berms, the berms should emulate natural land forms of local terrain, and should be as wide as the mature branch spread of the tree species planted on them.
7. Protect the Open Space System

If appropriate, link the natural open space system to the on-site landscaping plan by using native species and low maintenance plants as much as possible. Arrange on-site open space so that it works as part of the system rather than only as a percentage of lot size, including a social and leisurely setting for visitors.

8. Buffering

- a. One of Lloyd's main attractions for visitors and residents is the rural environment and open farm fields. Since newcomers are frequently unaware of the intensity of agricultural activities, including odors and dust, vegetative buffers should be provided along the periphery of the development to separate it from adjacent agricultural uses.

- b. Riparian buffers along streams should be provided to protect water quality and wildlife habitat. Riparian buffers are vegetated areas adjacent to the stream banks, which are an effective means of trapping sediments and pollutants that would otherwise run off the land and into the water. Buffers contribute to wildlife habitat diversity, and provide needed shade to moderate stream temperatures necessary to support fisheries.

9. Street Trees

- a. Trees have traditionally been used in Lloyd to define the edges of both rural roads and hamlet streets, providing windbreaks for farmland and shade for sidewalks. In general, all streets and roads should be lined with trees unless important scenic views would be obstructed. Trees enhance the value of property, moderate temperatures, provide wildlife habitat, cleanse the air, and reduce noise.

- b. Trees should be placed close to the road and to each other to create a park-like canopy; and to help to slow traffic by narrowing the field of vision.

10. Street Trees-Commercial Areas

- a. Street trees along a main commercial street make sidewalks seem more welcoming and more walkable. Trees should be placed between the sidewalk and curb to form a protective row that makes pedestrians feel safely separated from traffic. Trees should be spaced close together: 20 -30 feet in areas with slow speed limits and farther apart (30 -40 feet) and slightly back from the road in higher speed situations.
- b. Street trees should be hardy varieties, salt and drought resistant, free of droppings that mar sidewalks and cars, and tall enough to frame the street and not block the view of storefronts. Good choices for commercial projects, that are known to be suitable for use in Southeastern New York State, include but are not limited to:
 - i. Pin Oak
 - ii. Red Oak
 - iii. Chinese Elm
 - iv. Ginko Biloba
 - v. London Plane Tree

11. Drainage and Erosion Control

The design of drainage features, such as catch basins, swales, and collection ponds, should be treated as elements of the site's landscape plan and modeled upon the characteristics of naturally occurring ponds and streams on the site. The size and shape of drainage basins should resemble the environment around them and blend with the landscape. Any storm water basins located along road frontages or in view of public places, should be designed to resemble farm ponds, with extensive landscaping and/or fencing around them. Native plant materials suited to pond and stream bank environments should be used to control erosion and create a natural appearance.

12. Maintenance

Landscaping plantings should be maintained throughout the life of the development. The selection of native plantings and the consideration of siting conditions will greatly reduce maintenance requirements

SECTION 5. SEVERABILITY

Each separate provision of this Local Law shall be deemed independent of all other provisions therein, and if any provisions shall be deemed or declared invalid, all other provisions hereof shall remain valid and enforceable.

SECTION 6. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing in the office of the Secretary of State.