

400. SITE PLANS

401. When Required

A site plan shall be submitted for all attached residential and multi-family developments of four (4) units or more; and all new office, commercial and industrial developments.

401.1. Site Plan/Architectural Review. The Manager shall do the review of site plans. Town Board and Planning Commission shall review all projects for 6-plex residential structures and larger and all new commercial and industrial buildings. The Manager may refer unusual or unique architectural features or projects to the Planning Commission for review at anytime. Notice, referral and appeal provisions of Section III shall not apply unless the site plan review is combined with an application requiring such review.

402. Submittal Requirements

Submittal requirements for the site plans are contained in Appendix 9.

403. Site Plan/Architectural Review Criteria:

The following criteria shall be used in the review of all site plans:

- 403.1.** The scale is appropriate to the site and function of the project and/or building.
- 403.2.** The architecture promotes a harmonious transition in scale and character of the proposed building to surrounding land uses.
- 403.3.** The quality and design is compatible with the location and proposed use as demonstrated by building elevations.
- 403.4.** Any diverse architectural treatments are integrated in order to avoid a cluttered appearance.
- 403.5.** The landscape design has been incorporated into the plan and takes into consideration the function and use of open space and buffering.
- 403.6.** The overall landscaping treatment of exterior spaces enhances the quality of the project and creates usable open space.
- 403.7.** The circulation system, including parking lots, contributes to orderly and aesthetic quality of the site.
- 403.8.** The screening of service yards, rooftop mechanical equipment and other items which tend to be

unsightly has been accomplished through the placement of walls, fences, plantings, of a combination thereof; further the screening is effective during all calendar months of the year.

403.9. The monotony of design in a single or multiple building projects has been avoided. Variation of detail, form and siding that provides visual interest shall be included.

403.10. The building materials are suitable to the type of building and design for which they are to be used. The building exteriors have the same material, or those, which contrast in a pleasing way for how they are to be used. The building exteriors have the same materials, or they contrast in pleasing ways as to be architecturally harmonious with surrounding structures.

403.11. The materials selected are of a durable quality and offer protection from rot and/or corrosion through the use of acceptable maintenance procedures.

403.12. Any design in which the structural frame is exposed to outside view, the structural materials are durable and compatible within themselves and harmonious to the surroundings.

403.13. Building articulation and rooflines are varied by the use of architectural and site design.

403.14. Building components such as windows, doors, eaves and parapets are visually attractive in proportion, scale and relationship to one another in each building.

403.15. The colors, including accents are harmonious and compatible with the building.

403.16. The buffering materials used to buffer mechanical equipment, electrical equipment or other utility hardware on the roof, ground, or building are harmonious with the building.

403.17. Exterior lighting, which is part of the architectural concept, is harmonious with the building design.

403.18. Refuse and waste removal areas, service yards and exterior work areas are buffered from view with the use of materials that are harmonious to the building.

404. Accessory Buildings

(Entire section added by Ordinance No. 499 on January 6, 2005.)

404.1. The size and design of an accessory building shall be harmonious and subordinate to that of the main building or use.

404.2. The Manager or his designee may allow any accessory building, meeting other requirements of this code and determined by the Manager to be harmonious and subordinate to that of the main building or use.

404.3. Any accessory building that, in the finding of the Manager or his designee, is not harmonious and subordinate to that of the main building or use shall require an Accessory Building Zoning Permit.

404.3.1 In order to require an Accessory Building Zoning Permit, the Manager or Designee must find that an Accessory Building:

404.3.1.1. Is of a size, including height and area, that are not subordinate to that of the main building or use; or

404.3.1.2. Is of an appearance or constructed of exterior materials that are not harmonious to that of the main building or use.

404.4. Administrative approval of an Accessory Building Zoning Permit shall be granted following Public Notice as defined in Chapter III.K when no written objections have been filed during the Public Notice Period.

404.5. The approval of an Accessory Building Zoning Permit when written objections are received pursuant to Section 4.4 shall require a Public Hearing before the Planning Commission and Public Notice as defined in Chapter III.K.

404.5.1. Review by the Planning Commission:

404.5.1.1. The Planning Commission shall review and consider the staff report, any public comments received by the Town, the provisions of this Ordinance, and any other applicable development regulations, standards, or requirements adopted by the Town and shall approve, approve with conditions or deny the Accessory Building Zoning Permit.

404.5.1.2. Accessory Building Zoning Permits that are approved with conditions or denied may be appealed to the Board of Trustees.

