

**TOWN OF FARMINGTON PLANNING BOARD RESOLUTION
2022 MAJOR THOROUGHFARE OVERLAY DISTRICT (MTOD) AND
MAIN STREET OVERLAY DISTRICT (MSOD) SITE DESIGN GUIDELINES**

Adopted Month 00, 2022

WHEREAS, the Town of Farmington Planning Board (hereinafter referred to as Planning Board), in accordance with the provisions of Chapter 165, Section 100. D. (3) of the Farmington Town Code, has reviewed the above reference Action at its meeting on Wednesday, May 18, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby accept the above referenced Site Design Guidelines for the calendar year 2022, as further provided for in Local Law #6 of 2009 and as contained herein.

1. Adoption by the Planning Board

The creation of these Site Design Criteria is an implementation action identified in the adopted *Town of Farmington Comprehensive Plan*. The following site design guidelines have been established by the Farmington Town Board as part of Chapter 165, Section 100, of the Farmington Town Code and the powers provided to the Planning Board as set forth in Article 16, Sections 271 and 274-b, of the New York State Town Law. These guidelines shall remain in effect each year subject to Planning Board review and adoption as part of their annual organizational meeting, or at other times subject to formal Planning Board action. Certified copies of these Guidelines are on file in the Town Development Office and may be purchased from the Town Clerk's Office during normal business hours. A copy of these MTOD and MSOD Site Design Guidelines is available for viewing online at the Town's website www.townoffarmingtonny.com.

2. Authority

These guidelines are provided for in Local Law Number 6 of 2009, adopted by the Town Board on December 22, 2009, and Local Law Number 6 of 2021, and as updated thereafter annually by Planning Board resolution. When adopted by the Planning Board they establish standards for Site Plan approvals as provided for under the established Major Thoroughfare Overlay District (MTOD) and the Main Street Overlay District (MSOD) provisions of the Farmington Town Code. These guidelines pertain to all applications subject first to Site Plan approval by the Planning Board as provided for in Chapter 165 of the Town Code. The Planning Board reserves the right to modify, waive or request additional requirements of any application depending upon the scope, location or nature of development. It is hereby declared the Planning Board's intent to be consistent in applying the standards of these guidelines throughout the two overlay zoning districts cited where site plan approval is required.

3. Overall Site Design Objectives

The purpose of these Site Design Guidelines is to communicate to applicants the expectations that the Planning Board has for enhancing the appearance of development within the mapped MTOD

Major Thoroughfare Overlay District and MSOD Main Street Overlay District, in the Town of Farmington, through its site plan approval process by:

- a. fostering attractive building and site designs with enduring aesthetic appeal;
- b. fostering attractive, inviting, pedestrian-friendly designs that are likely to evoke a strong “sense of place;”
- c. fostering designs that have continuity with the best design traditions and values of the community;
- d. fostering designs which are likely to evoke feelings of pride in one’s community;
- e. fostering the preservation and enhancement of significant views and characteristics of the natural landscape including topographic and water course features;
- f. enhancing the use and pedestrian appeal of spaces around and between buildings for the enjoyment of the public;
- g. promoting and enhancing the interconnection of on-site pedestrian walkways with off-site pedestrian access ways;
- h. encouraging opportunities to allow pedestrian accessibility to areas with strong natural features such as wooded areas, wetlands and water courses, by the attainment of public rights-of-access, and
- i. promoting multi-modal travel between adjacent sites.

4. Relationship to Surrounding Neighborhoods and Land Use

The design of buildings and sites should be undertaken by design professionals who are sensitive to the surrounding landscape, views and character of the community. Site and building designs are expected to have cohesive, appealing stand-alone design qualities as well as to have design scale and design continuity that allows them to complement and enhance the best design traditions of the community.

5. Architectural Design Characteristics

The Planning Board expects that building and site design professionals will be sensitive to the character of residential areas adjacent to a non-residential site that is seeking Site Plan approval under these guidelines. In addition, the Planning Board expects that building and site design professionals will be sensitive to the site improvements which will also be attractive and appropriate to the character of adjacent sites.

6. Design Treatments. The Planning Board and its consultants will review the scale and design character of proposed building and site designs, and require design treatments that are appealing to, and in scale with, pedestrian neighborhoods whenever possible. Such design treatments may include, but are not limited to, the following:

- a. *Façades, roof forms and exterior walls.* Façades, roof lines and exterior walls should have three dimensional variations to provide interest and variety. In large buildings, suggested techniques include: organizing large building masses into a series of smaller masses; providing offsets in exterior walls; providing an accent form or forms, and providing a variation in roof lines or heights that are compatible with the design theme. The areas and patterns of glazing used in facades should be interesting and compatible with the three-dimensional design of the building.

Exterior walls above grade that are attached to buildings should appear to be integral to the building, i.e., walls attached to brick building surfaces should be brick. Other above grade screening walls, such as dumpster enclosures or transformer screen walls, should match materials and colors used in the building façade.

- b. *Building entrances.* Building entrances should be interesting, attractive, obvious, in scale with the building façade and have a weather cover that is a permanent component of the building extending outward from and above the entrance and providing shelter from the elements. In no instance will a canvas canopy suffice for adequate covering of a building entrance. In addition, depending upon the orientation of the entrance on the site, additional design considerations shall be required so as to adequately protect persons entering and exiting the building. Individual tenants should have separate entrances.
- c. *Screening of equipment.* Rooftop screening equipment shall appear to be integral with the building design. That is, parapet walls or sloped roof forms integral to the design of the building are preferred. Other equipment located at grade such as compactors, dumpsters, HVAC equipment, electrical transformers and switchgear located on site shall be totally screened from public view in a manner approved by the Planning Board. Screening materials and design should be attractive and compatible with the building design and overall landscape design.
- d. *Color and material of primary building components.* The Planning Board has a preference for the use of brick and clear glass as primary façade materials. Alternative materials may be chosen if they are more appropriate to adjacent residential communities. Where other materials are being proposed, the Planning Board may ask that brick be incorporated as a major component. The use of reflective glass, split face concrete masonry units or metal siding is discouraged. Façade material colors should be selected to avoid being dreary and also to avoid being excessively bold.

- e. *Character of exterior space.* Exterior space design is an integral component of good site design. Special attention should be taken in the design and coordination of landscape treatments of exterior spaces around and between buildings to allow them to be inviting and attractive to pedestrian users. Well-designed exterior spaces will soften the impact of a building on a site and help it appear to belong there. There should be an exterior design concept on each project and it should complement the building design. Opportunities to embellish pedestrian gathering spaces with compatible landscape accessories are encouraged. Landscape planting, pedestrian paving treatments and landscape accessories will be requested between the parking lot or driveway curb lines and primary building façades. Larger areas of pedestrian walkway pavements should be subdivided by aesthetically arranged control and expansion joint patterns. The Planning Board encourages the use of colored unit pavers for incorporation into the overall hardscape design layout to provide pattern and color variation to other more standard paving materials and to accent the location of landscape accessories such as tree grates, tree guards, planters, plant beds, trash containers and bicycle stands. For additional information, see Section 9 of these Guidelines.
- f. *Building canopies and canopy lighting.* The Planning Board may allow back lighted canopies up to eight (8) feet wide and eight (8) feet in height over the entire main entrance area to a building. Lighting fixtures, lamps or lenses may not project below canopy soffits. Back lighting larger canopies is not recommended. The underside of building canopy heights shall not exceed fourteen (14) feet above grade or pedestrian/vehicular pavement surface below. Canopy colors, excluding signage graphics, should not be bright attention-getting colors. In no event shall a canvas awning be accepted as a suitable canopy covering for a building entrance under these guidelines.
- g. *Gasoline pump canopies.* Canopies covering gasoline pump islands, which are free-standing or attached to buildings, should not be back lighted, except for any approved signage or logo. Any lighting of the area underneath the canopy that covers the gasoline pump islands shall be down ward oriented and fully shielded to reduce glare. Canopies covering gasoline pump islands should not exceed fourteen (14) feet in height above grade or pavement surface below.
- h. *Prototype building designs.* Prototype building designs will be considered if they are consistent in design, material, color and detail with the design intent of these Guidelines. The Planning Board reserves the right to require design alterations to standard building designs that the Planning Board deems to be inconsistent with the general intent of these Site Design Guidelines.

7. Architectural (Building, Site and Landscape) Regulations

- a. All development within the MTOD Major Thoroughfare Overlay District and the MSOD Main Street Overlay District that is subject to site plan review and approval shall meet the requirements contained within this Section and those contained elsewhere within Chapter 165, Section 100 of the Farmington Town Code. A separate landscape plan shall be submitted and approved, approved with conditions or denied as part of this review procedure.
- b. The landscape plan shall be prepared by a licensed landscape architect.
- c. An amended site plan shall not diminish the landscaping of the site below the requirements in this section.

8. Landscape Standards and Criteria

- a. Required landscaped areas shall be designed as an integral part of the site development and shall be dispersed throughout the site.
- b. Landscaping shall provide screening for adjacent land uses in accordance with the provisions within **Section 00** below, with visual, noise and air quality factors considered.
- c. Vegetation shall be compatible with soil conditions on the development site and the regional climate.
- d. Existing and natural features and vegetation shall be preserved and incorporated in the landscaped area wherever possible.
- e. The primary emphasis of the landscape treatment shall be on trees. Shrubbery, hedges, grass and other vegetation may be used to complement the use of trees but shall not be the sole contribution to the landscape treatment.
- f. Plastic or other types of artificial plantings or vegetation shall not be permitted.
- g. All large and small deciduous trees planted shall have a minimum caliper of two and one-half inches, measured six inches above the ground. All large deciduous trees planted in multi-stem form shall have a minimum height of 12 feet above the finished grade. All small deciduous trees planted in multi-stem form shall have a minimum height of 10 feet above the finished grade. All coniferous trees planted shall have a minimum height of five feet above the finished grade. All ornamental trees planted shall have a minimum caliper of one and three-quarters inches measured six inches above the ground. All ornamental trees planted in multi-stem form shall have a minimum height of eight feet above the finished grade. All shrubs planted shall have a minimum height of 24 inches above the ground except when

being used as a ground cover. All evergreen shrubs used for screening shall have a minimum height of 48 inches (4 feet) above the finished grade.

9. Required Landscaped Area Adjacent to Buildings

A landscaped area with a minimum average width of three feet shall be provided between each and every side of the proposed principal use building and any off-street parking or internal access road with the exception of building entrances/exits, drive-throughs and covered pedestrian walkways. A minimum of 50 percent of this landscaped area shall be planted with small trees, shrubs, perennials or combinations thereof. The balance of the landscaped area not planted with trees, shrubs or perennials shall be lawn or groundcover (see subsection [5] below).

Where the side or rear façade of a principal building or accessory structure faces a public or private street/right-of-way, the entire area of the required yard (with the exception of building entrances/exits and loading areas) between the street/right-of-way and the building shall be landscaped with a combination of evergreen and deciduous trees, shrubs and perennial plants sufficient to mitigate the visual impact of the building on the adjacent street/right-of-way as determined by the Planning Board or Director of Planning and Development, as applicable.

10. Interior Landscaped Area

- a. Minimum interior landscaped areas shall be provided in accordance with the following table:

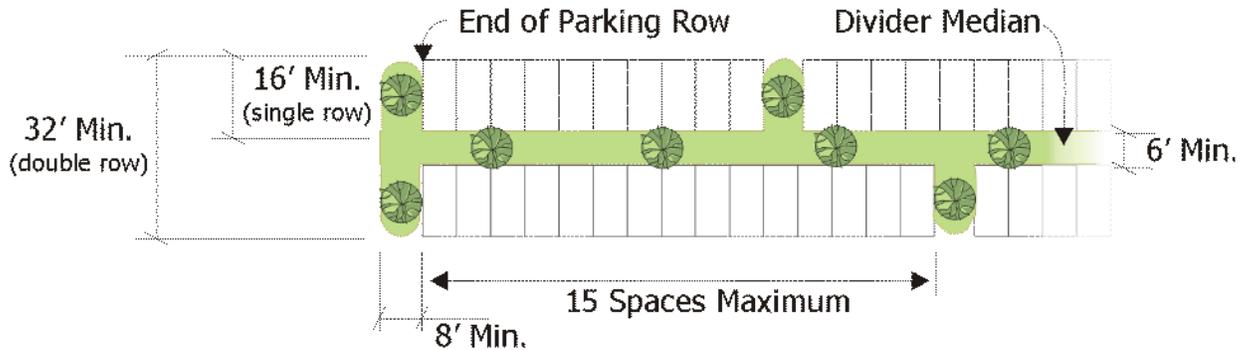
| Parking Area | Minimum Interior Landscaped Area (Percent of Parking Area) |
|--|---|
| 0–2,999 square feet | 0% |
| 3,000–7,500 square feet | 5%* |
| 7,501–43,560 square feet | 5% |
| More than 43,500 square feet (one acre) | 10% |

**For parking areas of 7,500 square feet or less, where the configuration of the site permits, yard area at least five feet wide in excess of the minimum required yard in the district shall be credited to the interior landscaped area requirement.*

- b. An interior landscaped island shall be provided for every 15 spaces. Each island shall have a minimum width of eight feet inside the curb and a minimum length of 16 feet for a single row and 32 feet for a double row. Interior islands may be con-

solidated or intervals may be expanded in order to preserve existing trees or facilitate snow plowing if approved by the Planning Board or the Director of Planning and Development, as applicable.

- c. All rows of spaces shall terminate in a landscaped island. Each island shall conform to the specifications described in (b) above. Terminal island intervals may be modified in order to preserve existing trees or facilitate snow plowing if approved by the Planning Board or Planning Director, as applicable.
- d. Divider medians may be substituted for landscaped islands described in (b) above. Divider medians are landscaped areas located between rows of parking spaces, between parking spaces and driveways or between areas of parking. Divider medians shall have a minimum width of six feet.



- e. A minimum of one large deciduous tree shall be provided for each landscaped island that exceeds 128 square feet. One additional large deciduous shade tree shall be provided within landscaped islands for each 100 square feet in excess of 128 square feet. The Planning Board or Planning Director may, permit the substitution of smaller ornamental trees within landscaped islands. A minimum of 2 small ornamental trees shall be provided for each landscaped island that exceeds 128 square feet. One additional small ornamental tree shall be provided within landscaped islands for each 90 square feet in excess of 128 square feet.
- f. A minimum of one large deciduous shade tree shall be planted for every 200 square feet of landscaped area within any divider median, planted individually or in groups separated by a maximum of 40 feet. The Planning Board or Planning Director may, permit the substitution of smaller ornamental trees within divider medians. A minimum of one small ornamental tree shall be provided for every 90 square feet of landscaped area within any divider median.
- g. When divider medians and mid row islands have a width of 10 feet or greater, evergreen trees may be provided in addition to large deciduous trees. Evergreen trees should be spaced a maximum of 10 feet on center.

- h. Parking Lot Pedestrian Medians required by the Planning Board shall have a minimum dimension of 16 feet and contain a concrete walkway with a minimum width of six feet. Planting areas with a minimum width of five feet shall be provided on both sides of the walkway. At each point the walkway crosses a parking lot or internal driveway, the walkway shall be clearly defined through a change in the texture, color or height of the paving materials.
- i. In addition to trees, all landscaped islands and divider medians shall be landscaped with grass, groundcover, shrubs or other landscape material acceptable to the Planning Board or Director of Planning and Development.
- j. All interior landscaped areas shall have a minimum planting soil depth of three feet and be free from all forms of construction debris and foreign material.
- k. All islands and medians shall have six-inch-high concrete curbing as a minimum to protect plant materials from damage.
- l. The dimensions of all islands and medians shall be measured from the landscaped side of the curb.

11. Internal Site Landscaping Requirements—Off-Street Parking. All site plans proposing off-street parking areas to be approved by the Planning Board, located upon properties within the mapped MTOD and MSOD zoning overlay districts, shall contain the following minimum landscaping requirements.

- a. At least five percent (5%) of the off-street parking shall be devoted to internal landscaping.
- b. The required internal landscaping shall be placed in appropriate planting areas within the delineated parking areas.
- c. Any landscaped island in which trees are planted shall be at least six (6) feet in width.
- d. All landscaped areas shall be protected from vehicular damage by the use of traditional curb, wheel stops, or other protective device approved by the Planning Board, which shall be placed to prevent any vehicle from protruding into the landscaped or lawn areas.
- e. There shall be no more than 225 linear feet of parking between landscape islands.
- f. Landscape Maintenance is required and shall be the responsibility of the property owner and or tenant(s), and all landscaping shall be maintained in a healthy condition. Plants damaged by insects, disease, vehicular traffic, acts of God, or vandalism shall be replaced within 30 days of being notified by the Code Enforcement Officer,

unless such notification is given between November 1st and April 1st. If the notification is given within this period, the material shall be replaced no later than May 31st of the following calendar year.

12. Preservation of Existing Trees

Efforts shall be made to preserve trees in a manner set forth below in this section.

- a. An existing tree can qualify for credit in accordance with subsection c. of this section if it meets all the following criteria:
 - (i) The tree is healthy, free from disease, damage or active insect infestation which is potentially lethal to the tree; and
 - (ii) The tree is not a variety that has weak or brittle wood, or one which has excessive or noxious seed, pollen or fruit; and
 - (iii) The tree is expected to live for a minimum of ten (10) years; and
 - (iv) The tree is not seriously deformed or contorted; and
 - (v) The tree is preserved in accordance with subsection b. below.
- b. A root protection zone shall be established around any tree which is identified on the landscape plan as a tree to be preserved. The root protection zone is identified by creating a circle around the tree, the size of which is determined by providing one foot of radius for every inch of diameter of the tree measured at breast height (DBH). The root protection zone shall be marked in the field with a physical barrier such as temporary fencing or other means which shall prevent construction activities from occurring within the tree root protection zone. Methods for preserving and protecting existing trees shall be included as part of the landscape plan.
- c. Existing trees preserved in accordance with this Section will be credited towards the fulfillment of a portion of the requirements for tree planting contained in these regulations in accordance with the following schedule:

Size of Existing Tree that is Preserved

| <u>Deciduous Trees (DBH)</u> | <u>Evergreen Trees (height)</u> | <u>Credits Toward Number of Required New Trees</u> |
|------------------------------------|-------------------------------------|--|
| Less than 4 inches | Less than 5 feet | 0.5 |
| 4 in. or more but less than 6 in. | 5 ft. or more but less than 10 ft. | 1 |
| 6 in. or more but less than 12 in. | 10 ft. or more but less than 15 ft. | 2 |
| 12 in. or more | 15 ft. or more | 3 |

- d. The diameter of a single-stem tree that has a crotch between two feet and four and one-half feet above the ground shall be measured at the narrowest point between

the ground and the crotch. The size of multi-stem trees shall be determined by adding together the diameter of the three largest stems as measured four and one-half feet above ground level.

13. Buffers and Screening

- a. The portion of the required front yard area which cannot be utilized for parking, loading, stacking or driveways shall be suitably landscaped and maintained by the owner in accordance with sub-section b. below.
- b. Vehicle Use Areas (VUAs) located adjacent to a public street shall not be screened from the street with tree and shrub plantings, earthen berms, walls or a combination of these methods so as to establish an effective visual screen which is not less than 36 inches above the grade at the adjacent VUA within two years of installation. A minimum of one large deciduous tree, two small deciduous/ornamental trees or three evergreen trees or any combination of shall be planted within the required yard area for each 40 linear feet of lot frontage along a street.
- c. Developments shall provide sufficient buffering and screening for the VUA. Buffering and screening may consist of trees and shrubs existing on the site prior to development. Supplemental plantings may be required in addition to the existing vegetation as determined by the Planning Board or the Director of Planning and Development in order to improve the screening of properties of the buffer. Buffering and screening may also consist of tree and shrub plantings, earthen berms, fences, walls or a combination of these methods so as to establish an effective visual screen. When fences or walls are utilized for screening, trees and other plant material (shrubs, vines, ground covers, perennials) shall also be used.
- d. All fences provided or required shall have an attractive, finished appearance facing any public right-of-way or adjacent property.
- e. Minimum impact of screening required. The following table and criteria shall be used to determine the level of screening between adjoining land uses. Single Family Residential Districts include RS-25, R-1-10, R-1-15, R-7.2, and R-2 Districts. Multifamily Residential Districts includes the RMF and IZ Districts.

| Proposed Land Use | Existing Adjacent Zoning | | | | |
|-------------------|--------------------------|--------|------------------|------------------|------------------|
| | SF Res | MS Res | RB | NB/GB | LI/GI |
| MF Res. | High | Medium | High | High | High |
| Office | High | High | Low*/ Medium^ | Low*/ Medium^ | Medium |
| Commercial | High | High | Medium | Low*/ Medium^ | Low*/ Medium^ |
| Industrial | High | High | Medium | Low*/ Medium^ | Low*/ Medium^ |

Key: * = 0–3 acres. ^=3+ acres (proposed use)

f. High impact screening required. When the proposed development is considered to have a high impact on the existing zoning according to the **Table 00** below, one of the following methods for buffering and screening shall be provided between the VUA and the nearest property line.

(i) Buffering and screening may consist of healthy trees and shrubs existing on the site prior to development providing that they form an immediately effective visual screen at least 36 inches above the grade at the adjacent VUA and that the existing trees and shrubs are thoroughly protect from damage during construction by establishing a work limit line on all site plan drawings. The work limit line shall be delineated in the field prior to site clearing in the vicinity of the required yard area. Supplemental plantings may be required in addition to the existing vegetation as determined by the Planning Board in order to improve the screening properties of the buffer.

(ii) Buffering and screening may consist of an earthen berm, masonry/stone wall or opaque wooden/vinyl fence with a minimum height of 36 inches above the grade at the adjacent VUA and one medium impact landscape screen evenly distributed within the required yard area.

g. Medium impact screening required. When the proposed development is considered to have a moderate impact upon the existing adjacent zoning one of the following methods for buffering and screening shall be provided between the VUA and the nearest property line.

(i) Buffering and screening may consist of healthy trees and shrubs existing on the site prior to development, providing that they form an immediately effective visual screen at least 36 inches above the grade at the adjacent VUA and that the existing trees and shrubs are thoroughly protected from damage during site construction by establishing a work limit line on all site plan drawings. The work limit line shall be delineated in the field prior to

site clearing in the vicinity of the required yard area. Supplemental plantings may be required in addition to the existing vegetation as determined by the Planning Board in order to improve the screening properties of the buffer.

- (ii) Buffering and screening may consist of either: (1) one medium impact landscape screen evenly distributed throughout the required yard area; or (2) an earthen berm, masonry/stone wall or opaque wooden/vinyl fence with a minim height of 36 inches above the grade at the adjacent VUA and one low impact landscape screen evenly distributed throughout the required yard area (refer to Medium and Low Impact Screen Tables below).

Medium Impact Landscape Screen Options

| Plant Type | Screen 1 | Screen 2 | Screen 3 | Screen 4 |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|
| Large Deciduous Trees | 1/25 L.F. | 1/40 L.F. | 1/50 L.F. | 1/50 L.F. |
| Small Deciduous/ Ornamental Trees | 0 | 0 | 1/60 L.F. | 1/60 L.F. |
| Evergreen (Coniferous) | 0 | 1/40 L.F. | 1/15 L.F. | 1/20 L.F. |
| Evergreen and Deciduous Shrubs | 1/5 L.F. | 1/5 L.F. | 0 | 1/15 L.F. |

Screen One (1) shall be used only when yard area is less than 10 feet in width.

Trees and shrubs shall be provided based upon the number of linear feet per applicable site or rear yard.

Fractions of trees or shrubs shall be rounded to the nearest whole number.

- h. Low impact screening required. When the proposed development is considered to have a low impact on the existing adjacent zoning one of the following methods for buffering and screening shall be provided within the required minimum rear and side yards for the VUA's (for yard dimensions, refer to the Dimensional Standards for each zoning district).

- (i) Buffering and screening may consist of healthy trees and shrubs existing on the site prior to development, providing that they form an immediately effective visual screen at least 36 inches above the grade at the adjacent VUA and that the existing trees and shrubs are thoroughly protected from damage during construction by establishing a work limit line on all site plan drawings. The work limit line shall be delineated in the field prior to site clearing in the vicinity of the required yard area. Supplemental plantings may be required in addition to the existing vegetation as determined by the Planning Board in order to improve the screening properties of the buffer.
- (ii) Buffering and screening may consist of one low impact landscape screen evenly distributed within the required yard are (refer to low impact screen tabled below).

Low Impact Landscape Screen Options

| Plant Type | Screen 1 | Screen 2 | Screen 3 | Screen 4 |
|--------------------------------------|-----------------|-----------------|-----------------|-----------------|
| Large Deciduous Trees | 1/40 L.F. | 1/60 L.F. | 1/80 L.F. | 1/75 L.F. |
| Small Deciduous/ Ornamental Trees | 0 | 0 | 1/100 L.F. | 1/75 L.F. |
| Evergreen (Coniferous) Trees | 0 | 1/50 L.F. | 1/25 L.F. | 1/50 L.F. |
| Evergreen and Deciduous Trees | 1/10 L.F. | 1/10 L.F. | 0 | 1/20 L.F. |

Trees and shrubs shall be provided based upon the number of linear feet per applicable site or rear yard.

Fractions of trees or shrubs shall be rounded to the nearest whole number.

- (iii) Screening adjacent to Residential Zoning requirements. When adjacent to the following districts: RS-25, R-1-10, R-1-15, R-7.2, RMF, IZ, RB, NB, GB, LI or GI and building or structure must provide the following landscape buffering and screening within the required side and/or rear yard(s):

- (a) An earthen berm with a minimum height of three (3) feet (measured at the top of a 1:3 +/- grade) or an opaque wood or vinyl fence, stone or ornamental concrete masonry unit wall with a minimum height of 4 feet and the following plant materials: a minimum of one evergreen tree per each 10 linear feet of property line adjacent to one of the above listed residential districts, one small deciduous or ornamental tree per each 15 linear feet of property line adjacent to one of the above listed residential districts and one large deciduous tree per each 40 linear feet of property line adjacent to one of the above listed residential districts.

- i. Screening of Mechanical Equipment required. Non-single-family residential properties which may be viewed from residential uses, public streets or public park areas shall screen all roof, ground and wall mounted mechanical equipment (utility structures, multiple meter boards, generators, air conditioning units, backflow preventer [RPZ], hot boxes, etc.) from view at ground level of the property line.

- (a) All mechanical equipment shall be limited to that area shown on an approved site plan.
- (b) Roof-mounted mechanical equipment shall be screened or arranged so as to not be visible from residential uses, public streets or park areas and be shielded from view on all four sides. Screening shall consist of materials consistent with the principal building materials, and may include metal screening or louvers which are painted to blend with the principal building.

- (c) Wall or ground-mounted equipment screening shall be constructed of:
 - (i) Planting screens; or
 - (ii) Brick, stone, reinforced concrete, vinyl stockade or other similar material as approved by the Planning Board; or
 - (iii) Redwood, cedar, preservative pressure treated wood, or other similar materials; and
 - (iv) All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars, or an equivalent material as approved by the Planning Board.
- (d) Mechanical equipment shall not be mounted on the roof or located in the front yard in a single-family residential district listed above herein.

14. Dumpsters and Other Refuse Containers. The following standards shall apply to dumpsters and other refuse collections areas in the RMF, RB, NB, GB, LI and GI Districts.

- a. All dumpster areas shall be limited to that area shown on an approved site plan. Such area dumpsters and other refuse containers may be located between the front face of the building and the adjacent roadway only with the approval of the Planning Board.
- b. Dumpster containers, other refuse containers, and all refuse shall be visually screened on all sides from adjacent properties and private or public rights of way with an opaque material, which may include shrubs, walls, fences or berms. Materials and dumpsters stored in said area shall not protrude above the screen.
- c. Where vegetative material is used, said material shall form an opaque screen within two years from the time of first planting.
- d. When dumpster enclosure gates are used to address (b) above, the gate shall consist of materials that visually conceal 100 percent of the contents of the enclosure. Gates shall remain in the closed position except when the dumpster is being loaded or unloaded or when access to the interior of the enclosure is needed for maintenance or other purposes.
- e. The setbacks for dumpsters in nonresidential districts shall be five (5) feet from the property line of adjacent nonresidential districts and ten (10) feet from the property line of adjacent residential district.

- 15. Parking Credits for Landscaping.** The Planning Board may reduce the minimum number of off-street parking spaces required in Chapter 165, Article V, Section 37 of the Farmington Town Code, by not more than 25 percent, provided that the land area so removed is not used to meet the landscape area required in this section and is used exclusively for landscaping in accordance with the standards and criteria of this section. If, at any time thereafter, the Zoning Enforcement Officer (ZEO) determines that the land area so removed is suitable for and is need to provide necessary off-street parking, the ZEO may order the installation of such parking. The issuance of any Certificate of Occupancy or Certificate of Compliance by the Town Code Enforcement Officer shall be deemed conditional upon the possible requirement for the future installation of the additional off-street parking, upon such order by the applicable site plan approval authority. Failure to comply with such order within the time fixed thereby shall constitute a violation of these regulations.
- 16. Existing Development Parking Area.** Where an existing development, located within the MTOD or MSOD, that proposes an increase in the Parking Area of 3,000 or more square feet which requires site plan approval, the proposed site plan shall provide interior landscaped areas for the added Parking Area as required by the Planning Board. The proposed site plan shall also provide buffering and screening for the added Parking Area consistent with the standards contained herein.
- 17. Building and Site Lighting.** Site and exterior building lighting should be similar in color of light. The Planning Board preference is for LED lamped site lighting (as opposed metal to halide or sodium vapor). Exterior building lighting should have a light color that is compatible with the LED light color. Pedestrian walkway lighting should be appropriate in style with the design character of the space and should not exceed fourteen (14) feet above surrounding grade. Parking lot light poles should not exceed thirty (30) feet mounted on a maximum three (3) foot base and should be located within landscaped islands or on lawn area wherever possible. All building mounted exterior light fixtures must be shown on building elevations and must be approved by the Planning Board for design location and fixture color. All building mounted lighting and site lighting shall be shielded from adjoining properties and public rights-of-way. Light cut-sheets and distribution patterns shall be submitted with all lighting plans.

Subtle landscape lighting shall not glare into vehicular or pedestrian circulation areas. Landscape lighting design components include, but are not limited to the following:

- a. Exterior electrical outlets at building canopies and at tree bases that allow building managers to provide seasonal low wattage mini-lights is encouraged.
- b. Subtle landscape lighting may include lighted bollards along walkways, surface-mounted exterior lighting to highlight or backlight plant materials and subsurface light fixtures that are recessed below finished grade. These should be located to highlight plants and portions of building walls.

- c. Building façade lighting should be subtle in nature and could ideally be accomplished with upward directed landscape lighting that filters through, or backlights, landscape plantings onto building walls.
- d. The use of bright colors, neon or similar materials, motion lighting, strobe lights and similar attention-getting lighting devices is strongly discouraged.

See [Section 8.c](#) for additional information.

18. Site and Building Signage

Sign graphics and lighting should be designed to allow for clear communication but should otherwise not be over lighted. Signs with exterior illumination shall not glare into vehicular or pedestrian traffic areas. Internally illuminated signs should have the sign letters and logos highlighted with dimmer background lighting of the sign. This concept applies to all site and building signage, including traffic control signs. Sign site lighting should not glare to either on-site or off-site locations. The wattage of sign lighting should be submitted for Planning Board review as part of any Site Plan or Sign Site Plan application.

Larger signs that are allowed by Code which are attached directly to buildings should have separate letters with no box or cabinet background.

19. Site Design Characteristics

The natural characteristics (e.g., tree masses, streams, topography, etc.) of each site should be preserved and enhanced where possible.

The Planning Board encourages the incorporation of curved edges and surfaces where possible as accents in the layout of pedestrian walkways, planting beds, finish grade contours, ponds and drainage swales to achieve a more natural appearance. Drainage ponds and swales with straight edges should be avoided wherever possible.

Finish grading plans should incorporate soft, irregular, undulating, landscaped earth forms to enhance pavement and plant locations and to provide an appealing visual transition between parking areas and both streets and neighboring parcels.

Site amenities such as pedestrian walkways and landscape accessories should be included where space allows. This adds to the pedestrian friendly appeal of exterior spaces. See [Section 10](#) for additional information.

The following is a checklist of landscape considerations and features that should be incorporated into the landscape designs for all site plans:

- a. *Preservation of natural character.* Try to preserve all of the best natural resources of the site, such as trees, stream, rock out-cropping, natural topography, viewscales and wetlands.
- b. *Viewscales.* Carefully study the site's good, as well as bad, views. Analyze preliminary site views for both positive and negative attributes.
 - 1) Keep attractive views open and framed for greatest landscape value.
 - 2) Screen out unattractive and objectionable views either by constructing structures or by an aesthetically unique landscape design.
 - 3) The landscape design should have unity, harmony and fitness to use. There must be a harmonious landscape relationship with the vertical and horizontal lines of the buildings.
- c. *Landscape lighting design standards.* The Planning Board recommends the use of landscape lighting to create soft night lighting of plants, where appropriate. Lighting designs should incorporate two or more of the following techniques based on available opportunities.
 - 1) Down Lighting is the most natural and efficient form of lighting like sunlight or moonlight. The light sources are hidden and directed straight down through plant and tree material.
 - 2) Up Lighting is achieved by placing the light fixture in the ground and directing it up through plant material. The internal structure of plants becomes dramatically lighted and large shadows can be produced.
 - 3) Back Lighting is the soft wash lighting of a background such as a wall or a fence and is a very subtle form of lighting. The plant material is viewed in silhouette against the lighted backdrop.
 - 4) Subminiature lamps on a flexible ribbon or tubular lighting may be appropriate for seasonal displays indoors or out.
 - 5) Electrical outlets should be located at the base of designated trees and plants to allow the future use of seasonal lighting.
 - 6) Bollards are available with internal illumination. The use of lighted bollards is optimal.
 - 7) Flood Lighting on a residential or commercial level is soft, gentle flood lighting used as background lighting to create visual depth. Avoid using discharge mercury and sodium-vapor lighting used as security lighting. These lights should not cause glare.

- 8) Recreational Lighting for small court games (i.e., shuffle Planning Board, or putting greens, etc.) requires special study and selection. The light must be even and general, yet not in the eyes of the players. Large court games, (i.e., volleyball, badminton, or tennis) may require specialized lighting design. These lights should not glare off site.
 - 9) Landscape Lighting should be used as a feature of the landscape design to highlight designated design elements such as plants, walkways, walls, building façades or a combination thereof.
 - 10) A combination of various lighting techniques such as down lighting, up lighting or back lighting to create a more interesting setting is suggested.
 - 11) The source of light should be concealed to enhance the effect rather than the fixture itself.
 - 12) Avoid over lighting that can produce glare and limit visibility.
 - 13) Use LED lamps as a type of light source to avoid mixing light color on site.
 - 14) Fixture colors should be coordinated with building colors. Typical colors available are solid brass, copper or bronze in color; black, white, natural non-corrosive plastic; redwood (clear, all heart, kiln dried); cast aluminum or satin aluminum and glass in combination with flexible ribbon lighting.
- d. *Landscape plant forms.* Plants should be selected to be natural looking and graceful. Plants should be chosen to be as mature as possible to attain their desired shapes in relatively short periods of time. Each shape has its own place in landscape design. For example, deciduous shrubs are usually upright, round or spreading. Deciduous trees are round, weeping, oval, vasselike, erect or columnar, and pyramidal. Evergreens are columnar, narrow pyramidal, broad pyramidal, round, spreading or creeping. Different shapes provide variety and interest by accenting the major type with other forms. This is recommended to avoid monotonous repetition.
- e. *Plant texture and color.* Color and texture are important qualities that should be considered along with the form of plants. The Planning Board expects that landscape architects will take special efforts to include the right balance of plant textures in the overall plant selection process. Texture is a plant feature that offers another chance to add variety and interest to a planting picture. Texture can be defined as the relation between foliage and twig size and the remainder of the plant. Close up, texture comes from the size, surface, and spacing of leaves and twigs at different seasons. At a distance, texture is the entire mass effect of plants and the quality of light and shadow. Patterns created by light and shade are an important part of texture. These patterns vary from season to season and even from hour to hour. The shadows cast by fine-textured plants are weak because of the spacing and size of the mass and because of light filtering through the foliage. The shadows cast by

coarse-textured plants are strong because the foliage is large or dense and light is reflected from the surface. This play of light and shadows emphasizes the fineness or coarseness of the texture of the plants. Landscape lighting is expected to highlight these features.

The Planning Board expects that the color of plants will be taken into account by the landscape architect to achieve the best overall design results.

The variety and location of landscaping should be appropriate for the environmental conditions, use, purpose and care that it will be subject to.

f. *Plant material and minimum sizes.* The following is a list of recommended plantings:

- 1) Evergreens (conifers and ornamentals)
 - Abies (fir)
 - Chamaecyparis (cypress)
 - Erica (heath)
 - Juniperus (juniper)
 - Picea (spruce)
 - Pinus (pine)
 - Pseudotsuga (fir)
 - Taxus (yew)
 - Tsuga (hemlock)
- 2) Broadleaf Evergreens
 - Buxus (boxwood)
 - Calluna (heather)
 - Euonymus (euonymus ever)
 - Ilex (holly)
 - Pieris (andromeda)
 - Rhododendron (rhododendron)
 - Rhododendron (azalea)
- 3) Deciduous Trees (shade and ornamental flowering)
 - Acer (maple)
 - Amelanchier (shadbush-service berry)
 - Betula (birch)
 - Carpinus (hornbeam)
 - Cercis (redbud)
 - Cornus (dogwood)
 - Crataegus (hawthorn)
 - Fagus (beech)
 - Gleditsia (locust)
 - Magnolia (magnolia)
 - Malus (flowering crabapple)

- Prunus (flowering–cherry)
 - Pyrus (flowering pear)
 - Tilis (linden)
 - Syringa (tree lilac)
4. Deciduous Shrubs
 - Aronia (choke cherry)
 - Clethra (summersweet)
 - Cornus (dogwood)
 - Cotoneaster (contoneaster)
 - Deutzia (deutzia)
 - Forsythia (forsythia)
 - Hamamelis (witch hazel)
 - Ilex (holly)
 - Philadelphus (mock organe)
 - Spiraea (spirea)
 - Syringa (lilac)
 - Viburnum (viburnum)
 - Weigela (weigela)
 5. Herbaceous Perennials including
Daylilies, Hostas, Sedum and Fern
 6. Ornamental Grass, Sedges, Reeds
 - Calamagrostis (feather reed grass)
 - Festuca (dwarf clumping grass)
 - Miscanthus (large clumping grass)
 - Panicum (switch grass)
 - Pennisetum (fountain grass)
 7. Ground Covers
 - Ajuga (Bugleweed)
 - Euonymus (wintercreeper)
 - Hedera (English ivy, Baltic ivy)
 - Lonicera (halls honeysuckle)
 - Pachysandra (pachysandra)
 - Vinca (myrtle)

The following is a list of minimum sizes for the recommended Plant groups at the time of planting:

- Evergreen (conifer) 6' to 8'
- Evergreen (ornamental) 24" to 48"
- Broadleaf Evergreens 24" to 48"
- Deciduous trees (shade) 3" caliper
- Deciduous trees (ornamental flowering) 2" to 2½" caliper

- Deciduous Shrubs 18" to 48" or 2–3 gal.
- Herbaceous Perennials 1–3 gal.
- Ornamental Grass 1–3 gal.
- Ground Cover 2 year 2½" pot

All landscape plant material must meet the American Standard for Nursery Stock quality. All plant material must be No. 1 or heavy specimen quality grade.

All landscaping shall be installed and maintained to ensure growth. All landscaping materials shall be maintained free from disease, pests, weeds, and litter. The regular maintenance shall also include prompt replacement, where necessary, of any landscaping plantings that die, turn brown or defoliate. The replacement plantings shall be of the same size, species and quantity as shown on the approved plans. Substitutions shall be approved by the Town Planning Department and so noted on the approved drawings. A two-year maintenance bond or cash equivalent may be required to be posted with the Town if determined by the Code Enforcement Officer (CEO) to be appropriate.

The following trees/shrubs are considered undesirable in most applications. These plants have a tendency to become over-dominant, also are soft or brittle and tend to break during high winds or heavy snows.

- | | |
|-----------|--|
| Acer | Box Elder, Amur Maple, Silver Maple |
| Ailanthus | Tree of Heaven |
| Populus | White Poplar, Carolina Poplar, Lombardy Poplar |
| Salix | All willows |
| Prunus | Purple Leaf Plus |
| Elaeagnus | Russian Olive, Autumn Olive |
| Juniperus | Andorra Juniper, Hetzi Juniper |
| Thuja | All Arbor Vitaes |
| Juglans | All nut trees |

Any changes to the approved landscape design, including variety and size of plants, must be made in writing to the Town CEO for change approval.

20. Applicant Submissions

Both conceptual site and conceptual building designs should be incorporated into the applicant’s plans, beginning with the applicant’s concept, or sketch plan, reviews submission. Subsequent submissions should include sufficient drawings, photos and text to clearly and thoroughly communicate the complete design intent of the project, to the satisfaction of the Planning Board. The applicant is encouraged to have a pre-planning submission conference with the CEO, the Director of Planning and Development and the landscape consultant. Submission information to the Planning Board shall include, but not be limited to the following:

Conceptual/sketch Plan:

- a. All drawings should have a scale that is indicated on the drawing, along with the direction of north and each sheet should be numbered and dated.
- b. The design character of the building(s) should be shown on the plan along with a three-dimensional concept sketch indicating anticipated size, shapes, materials and relationship to the site.
- c. Generic landscape ideas and exterior space concepts should be included.

Preliminary Plan:

- a. Provide building plans and elevation drawings to scale that are numbered and dated. Provide a first-floor plan.
- b. All building elevations must be in color. All colors shown shall be the colors of the building to be constructed and identified by an objective manner, paint identification number or nomenclature, or similar material.
- c. Three-dimensional representations of primary building façades should be included that include roof forms, method of screening visible building equipment, trash and loading areas. These drawings shall indicate color and material representations.
- d. The Planning Board may request: a site profile incorporating a key building profile; an additional three-dimensional rendition or electronic 3-D walk-through; or even a mass model, if necessary to fully understand the three dimensional characteristics of proposed buildings.

Final Plan:

- a. Provide final design drawings that include final design refinements that incorporate Planning Board comments from prior submissions. Provide colored elevations of all building elevations, screening, light fixtures, roof penetrations, HVAC grilles, building-mounted lights, signs and canopies. Clearly identify all materials and colors, including exterior soffit materials.
- b. Provide colored exterior elevations of all sides of building and provide three-dimensional renditions, if requested by the Planning Board. Provide a first-floor plan and a roof plan. Provide elevations of exterior screen walls.
- c. Provide a “hardscape” plan at least 1/8"–1' 0" in scale indicating: pedestrian paving materials; surface patterns; control and expansion joint locations; key dimensions and location of landscape accessories; and all site acces-

sories. This plan shall include all dimensioning necessary for accurate layout of all paving including control and expansion joint locations.

- d. Final grading plans and landscape planting plans shall be prepared and sealed by a Licensed Landscape Architect.
- e. Provide a written list of all exterior building materials with samples of each material. A sample of glass will be required if anything other than clear glass is being proposed.
- f. Provide catalog cuts with color selections of site lighting fixtures and landscape accessories including: fencing, tables, benches, trash containers, tree grates, tree guards, pedestrian walkway light fixtures, landscape lighting fixtures, bollards, fountains, clocks and bicycle racks, etc. Provide material and color samples of unit paving materials. Lighting fixture submittals shall indicate type of lamp and wattage per fixture.
- g. Provide a signage package including drawings to scale of all site signage, including building-mounted signs, site signage including vehicular traffic control signs. This material shall clearly indicate the graphic layout, dimensions, colors, type of illumination, lamp wattage.
- h. Provide finished grading plans and landscape plans. Finish grading and landscape plans shall be prepared and sealed by a NYS licensed landscape architect. Final landscape drawings shall include a plant schedule that clearly keys each plant type to the site. This schedule shall include the Latin name, common name, plant group, height, ball size, quantity and caliper required. See landscape section for additional requirements.

21. Terminology

For the purposes of these Guidelines, the following shall serve to clarify the meaning of special terminology included in this text:

- a. *Earth Forms*: This term describes the three-dimensional character of subtle earth mounds or depressions which may be used to aesthetically enhance the locations of site plan features such as pedestrian walkways, pedestrian gathering areas, paved parking areas, locations of featured plant groupings, signage or landscape elements, among other things. Irregular earth forms are preferred. This term refers to visually soft, curvilinear earth shapes that undulate in both the vertical and horizontal planes. Earth forms where possible, should be interconnected into groups, the tops of which might vary from 12 inches to 30 inches and in special cases, higher or lower. The slope of grades used in defining earth forms could be gradual enough to allow for the mowing of sloped surfaces.

- b. *Hardscape:* This term describes that portion of a finished landscape design which includes, but is not limited to, the dimensional layout of pedestrian paving materials and patterns; the location of paving score lines and expansion joints; the location of landscape accessories including but not limited to bicycle racks, tables, benches, trash containers, tree grates, tree guards, bollards, trellises, gazebos and decorative walkway lighting; and the location of raised planters, curbed plant beds and decorative fountains. Hardscape elements are any of the above listed landscape accessories that are used to enhance the overall landscape design.
- c. *Pedestrian Friendly:* This term describes the positive aesthetic character of exterior space design that is likely to be inviting, interesting and enjoyable to pedestrians. Design components that impact on the pedestrian friendly and pedestrian scale of spaces include: pedestrian paving materials and their colors, textures and patterns; plant material including seasonal variety and color; subtle earth forming; size and character of pedestrian signage; use of park-like landscape accessories such as plant beds, benches, tree grates, tree guards, bollards and decorative lighting, to mention a few. It is important to note that pedestrian scale spaces can and should be inviting to passing motorists as well.
- d. *Sense of Place:* This term describes the ambiance of exterior spaces that are designed to have a personality that is inviting and attractive to pedestrians. Such spaces are best located between parking areas and building entrance façades, between buildings or between building wings.

BE IT FURTHER RESOLVED that the Planning Board does hereby adopt the above regulations as the official Site Design Guidelines for applications located within the mapped MTOD and MSOD zoning overlay districts, for the calendar year 2022.

BE IT FINALLY RESOLVED that a certified copy of these Guidelines is to be filed with the Town Clerk’s Office, posted on the Town’s website and distributed to members of the Planning Board, Town Development Staff, Town Engineer and made available to the general public upon request.

■ The above resolution was offered by NAME and seconded by NAME at a meeting of the Town of Farmington Planning Board held on May 18, 2021. Following discussion thereon, the following vote was taken and recorded in the Official Minutes of the Planning Board.

| | |
|------------------|------------|
| Adrian Bellis | Aye or Nay |
| Timothy DeLucia | Aye or Nay |
| Edward Hemminger | Aye or Nay |
| Aaron Sweeney | Aye or Nay |
| Douglas Viets | Aye or Nay |

Motion result.

I, John M. Robortella, Clerk of the Planning Board, do hereby attest to the accuracy of the above resolution and to it being acted upon by the Planning Board at a meeting held on May 18, 2022.

John M. Robortella
Clerk of the Town of Farmington Planning Board

DRAFT