

# Town of Farmington

## Streetscape Design Guidelines

### Route 96 Corridor

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## A. Purpose

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The purpose of these Guidelines is to provide minimum criteria for the design and construction of visual and pedestrian oriented site improvements associated with all development located within the Main Street Overlay District (MSOD) within the Town of Farmington. The Main Street Overlay District is defined as properties fronting along both the north and south sides of New York State Route 96, commencing on the west at the Victor/Farmington Town Line and continuing east to the intersection of Route 96 with Hook Road and Beaver Creek Road, and extending further along Route 96 to Fairdale Glen on the north side only. The information contained in this document is to be used in conjunction with the subdivision and site plan regulations provided in the Town Code. All development must still be in compliance with the underlying zoning districts.

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## B. Intent

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The intent of these guidelines is to implement an appropriate transportation network as called for in Chapter 3, Goals and Policies, of the adopted 2011 Edition of the Town of Farmington Comprehensive Plan, in particular "...prepare a Streetscape Plan as part of the Town Transportation Plan including guidelines for landscaping, light standards, bus stops, curbing and other elements of the streetscape." [page 3-27 dated July 26, 2011].

The criteria established herein is intended to provide minimum standards, which shall be required for all site improvement(s) for any site plan approval granted by the Planning Board upon land located within the defined Main Street Overlay District. The guidelines contained in this document are provided to aid in the submission of uniform materials intended to expedite the various review and approval procedures.

These criteria shall govern in all areas of private, public, residential, industrial and commercial developments requiring site plan approval and located within the delineated Main Street Overlay District.

Landscaping and other site amenities are a critical part for establishing a streetscape corridor's visual appeal and a successful site plan application. Connectivity and/or buffers between properties and uses, building foundation plantings, street trees, streetscape amenities (e.g. street light design, benches and trash receptacles), and strategically located plantings or other unique site amenities are all part of a comprehensive site evaluation. These elements are critical in creating an attractive streetscape corridor and improving the individual appeal of each property with visual interest in all four seasons within this area of the Town of Farmington. Below are additional details and criteria for evaluation to be included in each application and depicted on a landscaping plan.

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## C. Streetscape Requirements

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The following is a list of general improvements to the Main Street Overlay District that will, when implemented, improve the walkability and visual streetscape of this community center area. These improvements focus upon increasing the required amount of green space; adding new street lighting, street amenities (e.g. benches, trash receptacles), and bus stops; and evaluating building orientation. Other site amenities, such as pocket parks similar to the intersection of Route 96 and Route 332, shall also be considered where conditions are warranted.

1. A 30' minimum buffer area formally known as "30' Streetscape Area" shall be shown extending from the edge of pavement/ shoulder along the Route 96 Corridor. Depending upon underground utilities and future widening or turn lanes required by the New York State Department of Transportation, a 50' minimum buffer area may be required.
2. A concrete sidewalk of at least 5' in width is to be provided across the frontages of properties located on both sides of the District. Sidewalks within each property should connect the principal use to the main sidewalk along the frontage of each side of the District.
3. Streetlamps, as described in Appendix A, should be installed across the frontages of properties located on both sides of the District at no more than 70-foot intervals along sidewalks or at locations deemed appropriate by the Town of Farmington Planning Board. Efforts should be made to keep streetlamp spacing consistent within the site boundaries and with adjacent properties.
4. Sidewalks at major street intersections (as defined in the Main Street Overlay District Local Law) should be furnished with decorative plantings, rails, and lighting as described in Appendix A.
5. Site furniture (e.g. benches) should be provided in order to enhance the quality of the pedestrian experience within the District. Seating areas are encouraged to be placed adjacent to pedestrian site entrances, and/or visually appealing features such as ponds or heavily landscaped areas. Wood/steel benches should be as described in Appendix A.
6. A separate landscaping plan shall be provided for all applications. The landscaping plan shall include a keyed Planting Schedule specifically detailing the quantity, species, and size of all plant materials. Landscaping plans shall substantially conform to other landscaping existing within the District so as to create a uniform appearance.
7. Existing trees shall be preserved wherever practical provided the trees are not diseased, abnormally subject to disease, structurally unsound, misshapen, or hazardous.
8. Plant materials shall be liberally located throughout the site. Massing of multiple plants is preferable to the installation of individual plants. A successful planting plan will feature a variety of types (trees, shrubs, ground covers, perennials, deciduous, evergreen) and sizes of plant materials.

9. Native plant species shall be used in or near proposed stormwater management areas, and near environmentally sensitive areas (e.g. wetlands). Additionally, vegetated buffers between varied uses should consist primarily of native plant species such as white pine and white spruce.
10. The use of non-native invasive species is discouraged. These include, but are not limited to, Japanese Barberry, Norway Maple, Russian Olive and Autumn Olive.
11. Specimen trees shall be a minimum 2 ½ inch caliper. Evergreen trees shall be a minimum seven (7) feet tall.
12. Planted berms (2' to 3' tall) should also be considered within the streetscape area and planted with shrubs of sufficient height to screen parking lots from the street. Berms and trees are not intended to be located over Town utilities.
13. Shrubs and groundcovers shall provide visual interest in all seasons.
14. Unless located in a hardscape (plaza, courtyard, etc.), water features (including ponds and wet areas created as part of the storm water management system) shall be organically shaped and be sympathetic to the natural topography of its setting. Such facilities should be designed to blend in with the general flow of the landscape and grading so as not to present abrupt changes in grade, slope, or direction.
15. Fencing (if needed) is to be a wood split rail fence or as otherwise approved by the Town of Farmington Planning Board. Additional details are included in Appendix A.
16. Provide detailed landscaping plans for stormwater management areas consistent with these design guidelines and the NYS Stormwater Management Design Manual. Establishing a diverse range of vegetative cover types with suitable plant species is important to limiting the spread of nuisance and invasive species. Therefore, care shall be given to incorporate a mixture of trees, shrubs, and herbaceous species consistent with naturally occurring ponds, wetlands and streams.
17. Weed control fabric and mulches shall be provided as appropriate. All mulch beds within the MSOD are to be of a natural color mulch (undyed). No stone or other colors are to be provided within these areas.
18. Large, decorative rocks; or aesthetically pleasing rocks should be strategically placed within the streetscape buffer areas outside of the rights-of-way and along the walkways to help fill empty space. Clustering of landscaping shall also be considered.

#### **D. General Landscaping Requirements**

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Existing vegetation shall be considered an important element in the creation of the 30' Streetscape Area and site landscaping plans. An effort should be made to use indigenous plant species, especially for deciduous trees and scrubs. Bio-retention, bio-swales, detention pond and other stormwater management areas should include use of native wetland species.

**Guidelines:**

1. A separate landscaping plan shall be provided for all applications.
2. Existing trees shall be preserved wherever practical provided the trees are not diseased, abnormally subject to disease, structurally unsound, misshapen, or hazardous.
3. Plant materials shall be liberally located throughout the site. Massing of multiple plants is preferable to the installation of individual plants. A successful planting plan will feature a variety of types (trees, shrubs, ground covers, perennials, deciduous, evergreen) and sizes of plant materials.
4. Specimen trees shall be a minimum 2 ½ inch caliper. Evergreen trees shall be a minimum seven (7) feet tall.
5. Approved street tree species from the list below are also the preferred specimens in parking lot applications.
6. Native plant species shall be used in or near proposed stormwater management areas, and near environmentally sensitive areas (e.g. wetlands). Additionally, vegetated buffers between varied uses should consist primarily of native plant species such as white pine and white spruce.
7. The use of non-native invasive species is discouraged. These include, but are not limited to, Japanese Barberry, Norway Maple, Russian Olive and Autumn Olive.
8. Shrubs and groundcovers shall provide visual interest in all seasons.
9. The landscaping plan shall include a keyed Planting Schedule specifically detailing the quantity, species, and size of all plant materials.
10. The landscaping plan shall include a note committing the owner to the permanent maintenance and replacement of all plant materials depicted on the landscaping plan, including lawn areas, fences, and retaining walls.
11. Unless located in a hardscape (plaza, courtyard, etc.), water features (including ponds and wet areas created as part of the storm water management system) shall be organically shaped and be sympathetic to the natural topography of its setting. Fencing (if needed) is to be a wood split rail fence or otherwise approved by the Town of Farmington. Such facilities should be designed to blend in with the general flow of the landscape and grading so as not to present abrupt changes in grade, slope, or direction.
12. Provide detailed landscaping plans for stormwater management areas consistent with these design guidelines and the NYS Stormwater Management Design Manual. Establishing a diverse range of vegetative cover types with suitable plant species is important to limiting the spread of nuisance and invasive species. Therefore, care shall be given to incorporate a mixture of trees, shrubs, and herbaceous species consistent with naturally occurring ponds, wetlands and streams.
13. Weed control fabric and mulches shall be provided as appropriate.

14. Trees and low plantings should be used in parking lot islands to break up the parking lots visually.

## E. Street Trees

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Street trees improve the aesthetic quality of the Main Street Overlay District, moderate temperatures in the summer, and play a role in calming traffic.

### Guidelines:

1. Street trees shall be deciduous unless the Planning Board provides specific relief.
2. Street trees shall be planted in the tree lawn space (also known as street side strips) between the road edge-of-pavement (or curb) and the sidewalk. If no sidewalk exists, street trees shall be planted no further than 10 ft. from the road edge-of-pavement (or curb), unless this conflicts with underground utilities. A uniform distance from the pavement should be maintained. If tree pits are used in pavement or other sidewalk type materials, they should be a minimum of five (5) feet square (5'x5').
3. Plant street trees at 40 ft. on center or less along the entire street frontage of all streets bordering the property. If some existing street trees exist, infill as necessary to create a regular pattern of street trees.
4. Street trees shall be a minimum 2 ½ inch caliper.
5. All street trees specified shall be suitable for the Farmington climate zone and harsh road-side conditions, and that are not apt to produce shallow root systems.
6. All 30' Streetscape Areas are to incorporate the Redspire Callery (Pear *Pyrus calleryana* 'Redspire') and select two additional trees from the list below:
  - a) Tree pits surrounded by pavement and tree lawns are <5 ft. wide.
    - *Malus* sp., Flowering Crabapple (Native) – select varieties less susceptible to rust, scab, and other pests.
    - *Acer campestre*, Hedge maple
    - *Gleditsia triacanthos inermis* 'Skyline', Skyline Thornless Honeylocust (Native)
    - *Pyrus calleryana* 'Redspire', Redspire Callery Pear
    - *Crataegus crusgalli inermis*, Thornless Cockspur Hawthorn (Native)
  - b) Street tree-lawn strips >5 ft. wide.
    - *Gleditsia triacanthos inermis* 'Skyline', Skyline Thornless Honeylocust (Native)
    - *Pyrus calleryana* 'Redspire', Redspire Callery Pear
    - *Acer rubrum*, Red maple (Native)
  - c) Street tree-lawn strips with overhead wires

- Malus sp., Flowering Crabapple (Native) – select varieties less susceptible to rust, scab, and other pests.
- Acer campestre, Hedge maple
- Syringa reticulata 'Ivory Silk', Ivory Silk Japanese Tree Lilac
- Gleditsia triacanthos inermis 'Skyline', Skyline Thornless Honeylocust (Native)
- Pyrus calleryana 'Redspire', Redspire Callery Pear
- Crataegus crusgalli inermis, Thornless Cockspur Hawthorn (Native)

## **F. Landscaped Areas at Property Lines**

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A landscaped area is a thoughtful combination of trees (both deciduous and evergreen), shrubs, groundcovers, elevation changes, and/or fences. It is typically dense enough to provide protection to neighboring sites from light and noise migration. When used for noise mitigation the landscaped area must include the installation of a fence and/or berm. Though a specimen-planted landscaped area at a property line does not have to be continuous in all cases, landscaping of the areas should be provided strategically and liberally sufficient to define property edges.

### **Guidelines:**

1. The landscaped area shall be at least ten feet wide at side and rear yards; twenty feet in front yards; and shall be placed entirely on the applicant's property.
2. Fences or walls, if used, shall be from four to six feet high (dependent upon topography) and shall be largely opaque. Wood or vinyl is the preferred material creating a solid visual screen.
3. Berms, if used, shall have side slopes no greater than 1:4. Berms shall be organically shaped.

## **G. Foundation Plantings**

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Foundation plantings soften the geometry of building forms and add color and visual interest at all times of the year. They complement the placement of walks, walls, and other site features.

### **Guidelines:**

1. Some foundation plantings should be provided along the important and visible sides of the building. Greater emphasis shall be placed at the front of the building. In the event that parking is provided on multiple sides of a building, foundation plantings will be provided on all sides of the building where parking is placed.

2. Massing of multiple plants is preferable to the installation of individual plants. A successful foundation-planting plan will feature a variety of types (small trees, shrubs, ground covers, deciduous, evergreen) and sizes of plant materials.
3. Densely planted ground cover plantings are encouraged as an alternative to mulches.
4. Foundation planting beds shall extend a minimum of four (4) feet from the building's drip edge. Larger buildings (height/mass) should have deeper planting beds and larger, appropriately sized plants.

## **H. Buffering Dissimilar Uses**

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In order to preserve the integrity of residential sites located within the District, substantial buffers will be required at the property line(s) between dissimilar uses. A buffer between dissimilar uses (i.e., retail and residential) is a combination of trees (both deciduous and evergreen), shrubs, groundcovers, elevation changes (berms), and/or fences. It is typically dense enough to provide protection to neighboring sites from light and noise migration. When used for noise mitigation the landscaped area must include the installation of a fence and/or a berm. A landscaped buffer between dissimilar uses must be continuous in all cases.

### **Guidelines:**

1. The landscaped area shall be at least thirty feet wide at side and rear yards.
2. Fences or walls, if used, shall be from four to six feet high (dependent upon topography) and shall be largely opaque. Wood is the preferred material.
3. Berms are encouraged and shall have side slopes no greater than 1:4. Berms shall be organically shaped and variations in elevation along its length are encouraged.

## **I. Signage**

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Roadside signs help advertise goods and services to passing motorists. Viewing these signs and maximizing their appeal while maintaining a safe environment for pedestrians is important to the business owner and the Town of Farmington. The guidelines in this section will outline guidelines put forth by the United States Sign Council (USSC) Foundation. For further compliance standards for signs in the Town of Farmington please refer to §§ 165-38 through 165-49 of the Town Code.

### **Guidelines:**

1. Area of the Sign:
  - a. The following area (A) of sign equation should be used when design the desired sign. Table 1. has been included to represent the common speeds within the Main Street Overlay District.



$$A_{SIGN} = \frac{[(VRT)(MPH)]^2}{800}$$

Fixed Values:

1. 30 Letters
2. Legibility Index (LI) of 30
3. 40/60 ratio (Letter/Negative Space)

Variable Values:

1. Viewer Reaction Time (VRT)
2. Miles Per Hour (MPH)

MPH	VRT (Seconds)	Sign Size (Square Feet)
<b>35</b>	4	24.5
	5	38
	8	98
	10	153
<b>45</b>	4	40.5
	5	63
	8	162
	10	253
<b>55</b>	4	60.5
	5	94.5
	8	242
	10	378

Table 1. SIGN SIZE AS A FUNCTION OF TRAVEL SPEED AND VIEWER REACTION TIME.

MODELED FROM USSC FOUNDATION BEST PRACTICES STANDARDS FOR ON-PREMISE SIGNS, 2015.

2. Sign Vertical Height is important to allow the motorist to interact with the sign without losing eye contact with the road in front of them. The commonly used equation to determine sign height limits (H) is  $H = D (0.088) + 3.5$ , where D is the distance in feet from the sign at initial detection and 3.5 represents the elevation of the average driver's eye position above the road. Consider also how other vehicles can block signs that are vertically placed lower than an average vehicle. All sign blocking can be used as a justification for increasing the elevation of a sign within reason. When designing the desired height of the sign this equation and other guidelines should be used in conjunction with the zoning limitations of the Town.