

## APPENDIX D

### Development Guidelines Example

- *Development Density & Type*
  - Require developers to prepare a site master plan identifying maximum development and use mixture. This will be particularly important in determining whether the proposal meets the criteria and thresholds established in the GEIS.
  - Development density should be dictated by opportunities for clustering and open space offerings.
  - Industrial development limited to those uses that will not result in the emission of toxic materials to the air or water or result in excessive noise, odors or vibration.
  - Commercial uses permitted within a business park should be limited to small retail and commercial services that will support the business park. Such uses could include a copy store, drug store, stationery store, health spa, dry-cleaning services, beauty salon, restaurant, and other similar uses.
- *Structures*
  - Architecture - Require project sponsor's to incorporate a common theme that dictates form and facade treatments.
  - Height - Establish a maximum height based on site topography and visual concerns.
  - Set Backs - Require a minim setback from existing road right-of-way and residential uses. This would be determined through the GEIS and would be dictated by the type and use and visual issues.
- *Minimum Open Space*

Open space requirements should be dictated through incentive zoning, TDR opportunities, and clustering.
- *Drainage and Erosion Control*
  - Require compliance with Town drainage guidelines and NYSDEC standards and guidelines for compliance with the General Construction Permit.
  - Require the preparation of a comprehensive stormwater management and erosion control plan for site plan review.
  - Vegetative erosion control measures should be used in place of rip rap or other structural controls, wherever practicable.
- *Landscaping*
  - Require the use of native plantings and preservation of existing vegetation wherever possible.
  - All disturbed areas that will not be developed should be landscaped.
  - parking areas should include landscaped parking islands to break up large pavement areas and decrease heat sinks.

- *Circulation and Parking*
  - Require shared access and parking where appropriate.
  - Require incorporation of stub roads, as appropriate, to link future development.
- *Environmental Issues*
  - Limit industrial uses to those that do not emit smoke, toxic substances, excessive noise, odors, or vibrations that would be contrary to the health, safety and welfare of the community.
  - Preserve natural habitat to the greatest extent possible, recognizing the need for linkages between natural areas and the avoidance of habitat segmentation.
  - Require, at a minimum, on-site investigation for the presence of federal and State regulated wetlands. If necessary, require a wetland delineation and all necessary permitting prior to granting final site plan approval or a building permit.
- *Traffic Improvements*
  - Prepare a traffic study to determine necessary improvements of existing roadways.

