

Town Center design standards.

A. Purpose.

(1) The Town Center District in Beekman is intended to implement the goals and objectives of the Town of Beekman Comprehensive Plan adopted in 1999.

(2) The general design pattern for the Town Center is to create walkable, highly integrated, multifunctional public and private spaces, through a network of connected streets, sidewalks, and uses. Structures in the District are to be two or three stories, with retail on the ground floor and office or residential uses above. If the structure is to be three stories, then the top story must reside under the roofline that would be associated with a two-story building. The District also provides for higher density residential development and selected uses compatible.

(3) The provisions of this section, when in conflict, shall take precedence over other sections of the Zoning Law.

B. Design principles: Town Center

The primary objective of the District is to create a main street area. New buildings should relate to a main street design as well as enhance the positive qualities that currently exist. Specifically, the design principles for the District are to:

(1) Establish a coordinated image for the Town Center as established by the Architectural Review Board.

(2) Bring buildings up toward the sidewalk and street edge.

(3) Promote a mix of commercial and residential uses in multistory buildings, with a variety of housing options.

(4) Promote the prominent positioning of civic buildings and central green spaces in order to enhance community identity and public interaction.

(5) Promote pedestrian activity through a safe and walkable environment.

(6) Minimize the visual impact of the automobile by managing the placement and screening/landscaping of parking areas.

(7) Create an interconnected street system for both pedestrian and vehicular traffic.

(8) Encourage the development of both on street parking and shared parking areas between nearby uses.

(9) Provide multiple housing options.

(10) Protect important natural and historic features.

C. Location of the Town Center.

As per § 155-6, the location of the District is shown on the map entitled "Zoning Map of the Town of Beekman," adopted and certified by the Town Clerk. The Town Center Zone encompasses the current C2 Zone along State Route 55 starting at Sunrise Drive and extending west to include the entire contiguous C2 Zone.

D. Schedule of Permitted Uses.

The Schedule of Permitted Uses and Specially Permitted Uses for the District is found in § 155-55, Schedule A, entitled "Interpretation of Provisions, Schedule of Permitted Uses."

E. Bulk requirements. The bulk requirements for the District are found in § 155-55, Schedule B, entitled "Schedule of Bulk Regulations."

F. Planning Board review of projects in the Town Center:

(1) The design standards of this section are intended to provide guidance to the Planning Board in its review of projects within the District. It is the intent of these standards to provide the Planning Board and applicants with guidance as to favored forms and principles of site design.

2) The following terms have meanings as follows:

(a) The word "shall" means the standard is mandatory;

(b) The words "should" or "may" mean the standard is recommended; and its application is optional at the discretion of the Planning Board.

(3) The Planning Board is empowered to require a mix of uses in any development project. Further, the Planning Board is empowered to require that a development be phased to ensure the required mix of uses is implemented. Applicants are encouraged to meet with the Planning Board prior to an application to discuss concepts, clarify procedures, and coordinate all applicable zoning in this chapter.

(4) The Planning Board may modify those standards that are mandatory upon written finding that such modification is warranted. Circumstances that may warrant modification of any mandatory standard include, but are not limited to, physical constraints such as the location of existing buildings or changes in grade between adjacent properties.

(5) In reviewing any proposed modification of a mandatory standard, the Planning Board shall consider whether granting the modification will be consistent with the purpose of this section, the Comprehensive Plan, and the design principles in the Design Manual of the Architectural Review Board.

G. Design standards:

The District encourages a mixture of retail uses, restaurants, services, work places, entertainment and civic facilities, and moderate to high density housing in a compact pattern that balances automobile access with strong pedestrian elements to create a walkable environment. It encourages complete neighborhoods with a diverse range of dwelling types, such as single- and two-family houses, attached townhouses, and condominium or apartments mixed together. The following are the specified standards for the District:

(1) Streetscape standards.

(a) Street standards.

[1] All roads are to be built to Town standards.

[2] The design and construction of streets within the District should be consistent with the Street Standards as shown in Figures 1.

[3] Intersections should be at right angles whenever possible.

[4] New streets should connect to existing streets and use a block system to avoid dead-ends whenever practicable.

(b) Blocks and lots.

[1] Street layouts, as shown on the Town Street Map, should provide for a variety of block and lot sizes. Blocks should be generally in the range of 200 to 400 feet deep by 400 to 800 feet long, to create shorter walking distances and help diffuse traffic on multiple access routes. Blocks exceeding 600 feet should have a rear lane access, or pedestrian right-of-way for mid-block access.

[2] Multiple buildings and uses are permitted on a lot in the TC-R District.

[3] In order to facilitate fewer curb cuts, shared driveways and rear access lanes should be used for access to parking lots behind buildings.

[4] Residential rear access lanes should be used for access to garages and parking lots behind buildings.

(c) Sidewalks.

[1] Sidewalks in the District shall be consistent with the Street Standards as shown in Figure 1. All sidewalks shall be ADA compliant.

[2] Restaurants may be permitted to operate outdoor cafes in front of and on public sidewalks as long as at least seven feet are maintained free for sidewalk passage.

[3] A retail business may be permitted to have a temporary (30 day) sidewalk display of store merchandise on up to 25% of its sidewalk frontage.

[4] Snow removal from the sidewalks shall be the responsibility of the property owner.

(d) Landscaping.

[1] A landscaped area shall be provided along both sides of all streets within the TC District. The landscaped area shall be consistent with the TC Street Standards shown in Figure 1. Within the landscaped area (between the street and the sidewalk), one shade tree (minimum of three-inch caliper diameter at four feet in height) shall be provided per every 25 to 30 linear feet.

[2] Street trees should be tolerant of urban condition, especially salt and sand deposited with snow removal. Mulched tree wells should be placed around the base of each tree for protection and moisture retention.

[3] Shrubbery shall be no higher than three feet above existing street grades, nor shall any tree with foliage extend below 10 feet above the established street grades. All landscaping (trees, shrubs, planted beds) shall be maintained within 20 feet of any street intersection or 10 feet of driveway/street intersections. This restriction is for purposes of maintaining visibility at all times.

[4] Where parking lots and drives abut the landscaped strip along the street right-of-way, evergreen shrubs and/or a three-foot stone wall, as approved by the Planning Board, should be provided for screening. The screening should be a plant species that is a minimum of three feet high and a maximum of six feet high, and

extends along the entire street frontage of the parking lot, exclusive of driveways and visibility lines.

[5] Visibility: Street level landscaping shall not interfere with visibility and safety.

[6] Street trees are a major means of providing a pedestrian amenity as well as visual coherence. Property owners shall have responsibility for planting along street frontage(s) within the Town's right-of-way.

[7] Maintenance of trees within the Town's right-of-way shall be the responsibility of the Town.

(e) Lighting. Streetlights and other lighting shall be 10 to 15 feet in height, except pole lights in parking lots, which shall be a maximum of 20 feet high. Lighting shall be metal halide or other full spectrum fixture and should avoid illumination above the horizontal level into the night sky. All exterior lights shall be designed and located in such a manner as to prevent objectionable light and glare to spill across property lines. All lighting fixtures shall be of uniform design as set forth by the Architectural Review Board.

(f) Furniture and waste receptacles. Street furniture and waste receptacles approved by the Planning Board should be provided along street frontages.

(g) On-street parking.

[1] On-street parking along TC commercial streets should be as illustrated in the TC Street Standards. See Figure 1. Angled parking may be allowed at the discretion of the Planning Board.

[2] On-street parking shall be permitted along residential collector streets, as illustrated in the TC Street Standards. See Figure 2.

[3] On-street parking along and adjacent to the property frontage may apply toward the minimum parking requirements.

(2) Site standards.

(a) Site development.

[1] Connections between the parking lots to the rear and the main retail frontage are desirable. Wherever practical, through-store passages should be provided.

[2] The frequency of store entrances along commercial town center streets is important in maintaining retail continuity and viability. In new buildings, a maximum distance of 60 feet between individual store entrances is encouraged.

[3] Two or three story buildings are required for the entire District. If a three story building is constructed, the third story must lie under the roofline of that used for a two story building. Larger-scale, single-use facilities (conference spaces, theaters, supermarkets or department stores, for example) may be one story with a two-story four-sided facade. Flat roofs for new buildings will not be permitted.

[4] The ground floor should reinforce retail continuity along specified street frontages within the District. Second stories may be used for a mix of residential, commercial, and/or office space.

[5] Buildings shall be brought up toward the right-of-way line, consistent with the Street Standards as shown in Figure 1.

[6] Balconies, bay windows and cornice features, open porches, canvas-type awnings, and projecting signs may encroach up to six feet into the front setback. However, there shall be no projections into setbacks over public utilities.

[7] Drive-through windows or lanes may be permitted. Their location and design are at the discretion of the Planning Board and ARB.

[8] Gas station pump canopies shall be located to the rear or side of the building.

[9] A maximum of 36 gas/diesel/kerosene fuel-dispensing pumps will be allowed within the District.

[10] A variety of housing types from single-family houses on six-thousand-to-ten-thousand-square-foot lots to attached townhouses, condominiums and apartments are permitted, with an overall density of up to 12 dwelling units per acre.

[11] Side yard and rear yard setbacks for garages or accessory structures shall be a minimum of six feet.

[12] Access to driveways and garages should be from the rear access drive. Any lot with a front driveway should recess the garage 20 feet from the front building line.

[13] Balconies, bay windows, cornice features, and/or open porches may encroach up to six feet into the front setback for the District.

(b) Parking.

[1] Parking lots and garages should be located to the rear of a building wherever possible, and access to parking and garages should be from a rear access lane.

[2] Shared driveways should be used to access parking lots behind buildings and facilitate fewer curb cuts. Shared driveways and/or entrances for ingress and egress access between neighboring buildings and parking lots is strongly encouraged for the District.

[3] Interior parking lot landscaping: Interior parking lots shall be landscaped in accordance with § 155-59 as determined necessary by the Planning Board.

[4] Exterior parking lot landscaping: A landscaped strip should be provided around the perimeter of parking lots, exclusive of driveways. The landscaped strip should be a minimum of five feet wide. Where appropriate, a berm should be used to hide the parking lot from street.

[5] Each parking space shall be nine feet wide and 18 feet long, except handicap-accessible spaces that are to be in accordance with NYS Building codes and with parking aisles. Back-up and maneuvering aisles between rows of parking spaces shall be at least 24 feet wide, except where the Planning Board approves a lesser dimension as adequate to serve parking space arranged at less than a ninety-degree angle or landscaped area.

[6] The Planning Board may, at its sole discretion, approve the joint use of a parking facility and allow a reduction in the parking requirement of up to 30% for two or more principal buildings or uses, either on the same, adjacent, or nearby parcels, where it is clearly demonstrated that the reduction in spaces and shared use of the parking facility will substantially meet the intent of the parking requirements by reason of variation in time of use by patrons or employees among such establishments (offset peak parking demand). There shall be a covenant on the separate parcel or lot guaranteeing the maintenance of the required off-street parking facilities during the existence of the principal use. Such covenant shall be:

[a] Executed by the owner of said lot or parcel of land and by all other parties having beneficial use of, or some other legal interest in, the property, such as, but not limited to, a collateral or security interest;

[b] Enforceable by any of the parties having shared beneficial use of the facility; and

[c] Enforceable against the owner, the parties having beneficial use, and their heirs, successors and assigns.

[7] Minimum off-street parking space requirements are found in § 155.56.

[8] Waiver of improvement: Where the authority approving a site plan or special permit application determines that less than the required number of parking spaces will satisfy the intent of this chapter, said Board may waive the requirement in part, but not in excess of 30% of the number required according to this section. In all cases, it shall be expressly demonstrated on the site plan that sufficient space remains for the provision of the total amount of off-street parking required, and the site plan shall bear such designation. All such undeveloped parking space shall be used and maintained as additional landscaped grounds until required for parking. Written guarantees and proposed designs of the waived parking spaces shall be submitted by the applicant for the eventual improvement of any such spaces. Monitoring of parking conditions shall be the responsibility of the Code Enforcement Officer. Should parking prove to be inadequate, the Code Enforcement Officer shall notify the property owner and the Planning Board in writing that the waived spaces have been determined as necessary and must be constructed. The property owner shall construct these spaces within six months of written notification. Written guarantees and proposed designs of future parking shall be shown on the site plan. The Code Enforcement Officer will take action in regards to removing the waiver.

(c) Landscaping.

[1] Landscaping should be designed to avoid existing overhead or underground utility lines. Where the location of existing overhead or underground utility lines conflicts with the required landscaping strip and tree planting, the Planning Board may approve an alternate plan.

[2] Required landscaping shall be permanently maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other permanent maintenance of all plantings as needed.

[3] Site trees should be no smaller than three-inch caliper diameter at four feet in height. Density of site trees shall be at the discretion of the Planning Board as determined necessary.

(d) Lighting.

[1] All exterior lights shall be designed and located in such a manner as to prevent objectionable light and glare to spill across property lines.

[2] Exterior lighting should be architecturally compatible with the building style, material, and colors and in compliance with the standards outlined by the Architectural Review Board. Cutoff fixtures are preferred over cobra-type light fixtures and directional floodlights.

[3] All streetlight poles shall include an approved outdoor electrical outlet.

[4] Streetlights and other lights shall be 10 to 15 feet in height, except pole lights in parking lots, which shall be a maximum of 20 feet high.

(e) Loading areas. Loading and delivery areas may be shared between nearby uses, and shall be determined by the Planning Board on a case-by-case basis.

(f) Mechanical equipment, garbage containers, and electrical transformers. Mechanical equipment, garbage containers, and electrical transformers should be concealed from public view on all sides by architectural elements and/or landscaping satisfactory to the Planning Board's approval.

(g) Fencing and walls.

[1] The design of fences and walls should be compatible with the architecture of the principal building(s) and should use similar materials.

[2] All fences or walls 50 feet in length or longer, and four feet in height or taller, should be designed to minimize visual monotony

by changing plane, height, material, or material texture, or significant landscape massing.

[3] Ornamental fencing is preferred.

[4] Chain link fencing is discouraged. If it must be used, it must be black and used in conjunction with privacy fence slats such as Hedge Link or Permahedge. Vinyl, wood, metal slats and slats of other similar materials are prohibited.

(h) Utilities.

[1] Site design is predicated on connection to central water and central sewer with improvements built by the private developer. If access to central sewer is not immediately available, the project should still be consistent with Town Center principles and standards to accommodate a later connection to a central sewer system.

[2] All secondary utilities shall be underground. All underground utilities must be run in conduit.

(j) Open space. Where appropriate and practical, new development should create public open spaces and should maintain existing public open space. Where feasible, new open spaces should connect to existing open spaces.

## Definitions

**Art Gallery** – A building containing a room or series of rooms where works of art are on display.

**Financial Institution** – Business which collects funds from the public and places them in financial assets, such as deposits, loans, and bonds, rather than tangible property.

**Library** – A place in which literary and artistic materials, such as books, periodicals, newspapers, pamphlets, prints, records, tapes, and other electronic media are kept for reading, reference and lending.

**Mixed Use** –Containing a combination of commercial and residential facilities or development.

**Museum** – A building, place or institution devoted to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, or artistic value.

Town of Beekman  
Schedule A  
Schedule of Permitted Uses  
Part 1

USE	Supplemental Regulation Reference	R-135	R-90	R-45	TC	PH	R-MH	C-1	C-2	I-1
Accessory Apartment	155-25	S	S	S	S	S				
Accessory Structures	155-26	P	P	P	P	S	P	P	P	P
Adult Use and Entertainment	155-27									S
Alternate-care facility or nursing home	155-28	S	S	S	S	S	S	S	S	S
Animal Hospital						S				
Art Gallery/Museum					S					
Automobile Wash	155-29								S	
Bar or nightclub					S	S		S	S	
Bed-and-breakfast	155-30	S	S	S	S	S				
Boardinghouse						S		S	S	
Business and professional offices					S	S		S	S	S
Cemetery	155-31	S	S	S		S				
Commercial vehicles/equipment repair & Sales									S	S
Contractors storage yard									S	S
Day-care center	155-31.1	S	S	S	S <sup>1</sup>	S	S	S	S	
Drive-through restaurant									S	
Equipment storage and sales yard									S	S
Family day-care home	155-31.1	P	P	P		P	P			
Farming/Agriculture		P	P	P		P	P			P
Financial institutions					P					
Gas station	155-32				S <sup>2</sup>			S	S	S
Group family day-care home	155-31.1	P	P	P		P	P			
Home occupation	155-33	S	S	S	P	S	S			
Hospital					S				S	S
Hotel/Motel or inn					S	S		S	S	
House of Worship					S					
Indoor recreational facility					S	S			S	S
Keeping of animals	155-34	S	S	S					S	
Laboratory										P
Library					P					
Light industry/warehousing/wholesale Business										P
Lumberyard/Building material sales yard										P

Town of Beekman  
Schedule A  
Schedule of Permitted Uses  
Part 2

USE	Supplemental Regulation Reference	R-135	R-90	R-45	TC	PH	R-MH	C-1	C-2	I-1
Manufacture/Processing assembly of goods, merchandise of equipment										S
Medical and dental clinic					S	S		S	P	
Mining/Commercial extraction		S	S							S
Mixed use					P					
Mobile home/Mobile home parks	155-36						P			
Motor vehicle repair or auto body shop	155-32				S				S	S
Nursery school	155-31-1	S	S	S	S	S		S	S	
Outdoor recreational facility		S	S	S		S	S		S	
Personal wireless facility	155-37	S	S	S				S	S	S
Public assembly place		S	S	S	S	P			S	
Public stable/Riding establishment	155-35	S	S	S					S	
Publishing/Printing and bookkeeping						S			S	S
Restaurant					P	S		P	P	
Retail Goods					P	S		P	P	
Satellite dish antenna	155-38	P	P	P		S	S	S	S	S
School-age child-care facility	155-31.1	S	S	S		S	S	S	S	
Self-storage center	155-39					S			S	P
Single-family residential dwelling		P	P	P		P				
Theater					S				P	
Tree harvesting	155-51	S	S	S		S				
Two or multiple-family residential dwellings (Apartments , Condominiums, Townhouses)					S <sup>3</sup>	S			S	

KEY:  
P = Permitted  
S = Special Use Permit (see § 155-59)  
No entry means that the use is not permitted

NOTES:  
1. Day care facility must be licensed by the State of NY.  
2. A maximum of 36 fuel dispensing pumps permitted in the district.  
3. Limited to a maximum number of housing units by type, per district.

Town of Beekman  
Schedule B  
Schedule of Area and Bulk Regulations

Requirement	R-135	R-90	R-45	TC <sup>7,8</sup>	PH <sup>1</sup>	PH <sup>2</sup>	R-MH	C-1	C-2	I-1
Minimum lot area <sup>3</sup> (square feet)	135,000	90,000	45,500	43,560 <sup>9</sup>	11,250	45,500	--	15,000	20,000	108,900
Minimum area of interior Living space (square feet)	1,000	1,000	1,000	800	500	1,000	475	N/A	N/A	N/A
Maximum lot coverage by Buildings	6%	8%	10%	25%	50%	10%	25%	25%	25%	30%
Maximum lot coverage by Impervious surfaces, including Building	10%	12%	15%	50%	80%	15%	--	50%	50%	50%
Minimum lot width (feet)	250	200	150	75	50	150	N/A	N/A	N/A	N/A
Minimum road frontage <sup>4</sup> feet	100	100	100	100	50	100	--	125	125	125
Minimum front yard (feet)	100	75	50	15	15	50	35	60	60	150
Minimum side yard (feet)	40	30	20	10	10	20	20	40(5)	40(5)	80(6)
Minimum rear yard (feet)	60	40	35	35(7)	30	35	20	40(5)	40(5)	80(6)
Maximum building height feet	35	35	35	35	35	35	35	35	35	45
Parking lot distance from residential district (feet)	--	--	--		--	--	150	60	60	60

NOTES

1. Residential uses in the PH Zone serviced by central water and sewer shall utilize the 11,250 square foot minimum lot area and bulk requirements, and residential uses in the PH Zone not serviced by central water and sewer shall utilize the 45,000 square foot minimum lot area and bulk requirements.
2. Commercial uses in the PH Zone shall utilize the C-2 are and bulk requirements
3. In the case of flag lots, the minimum lot area of the lot will be calculated irrespective of the pole portion of the lot.
4. Road frontage may be reduced to 50 feet on the circular end of the cul-de-sac.
5. Sixty feet when abutting a residential district.
6. One hundred fifty feet when abutting a residential district.
7. Each parcel within the TC Zone shall create a 35' utility easement granted to the Town and located as directed by the Planning Board
8. TC 12 residential units per acre maximum  
TC As of right is commercial lower level and residential upper level. With special use permit, residential allowed on both levels.  
TC 800 sq.ft. minimum residential unit
9. Residential lots may be 6,000 – 10,000 sq. ft. when used for attached house or condominium.

# TOWN CENTER STREET STANDARDS

## Town Center Street



