APPENDIX C: ZONING OVERLAY

Village of Haverstraw



Draft Only 2023

Chapter 245 - Zoning

Article XII: Zoning Overlay for Planned Developments

Sections 60-69

September XX, 2023

CHAPTER 245 - ARTICLE XII: SECTION 60 ZONING INTENT AND APPLICATION

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SECTION 60.2 INTENT AND PURPOSE

A. This Article regulates the location, design, occupancy, and use of structures along with the use of land within planned development of defined district(s) based on the article standards.

B. This Article is intended to promote the health, safety and general welfare of defined development district(s) within the Village of Haverstraw by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to re-establish districts within the Village of Haverstraw as centers of vibrancy within a mixed-use and walkable setting. This Article is intended to create an opportunity for a more economically successful and environmentally responsible community with a more harmonious and pedestrian-oriented public realm than can be achieved through the regulations in the underlying zoning in effect at the time of adoption of this Article.

C. The primary purpose of this Article is to institute an overlay zoning with corrisponding development district(s), based upon the Village of Haverstraw's Comprehensive Plan adopted in July 2021 (hereinafter "the Comprehensive Plan"), the Environmental Impact Statement (hereinafter "the EIS) dated XXXX, and the Findings Statement prepared for the Chair Factory Development District, adopted on XXXX, in connection thereto. This Article establishes development rules and procedures that will result in compact, walkable, and mixed-use development of the development district(s).

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SECTION 60.3 APPLICABILITY

A. This Article applies to all land, buildings, streets, sidewalks, uses, activities, private improvements, and landscape alterations of any kind occurring within defined development district(s) contained in this article.

B. This zoning article and the defined development district(s) within it do not replace the underlying zoning rules and regulations that currently exist in the Village of Haverstraw. The provide an alternative option for landowners to use in developing and redeveloping their land and buildings within defined district(s) of the Village. All existing rights, allowable uses, and approval procedures under the Village of Haverstraw's Zoning Ordinance and Code remain in full force and effect, except that if a property owner elects to proceed under the provisions of this zoning overlay. If a property owner proceeds according to the development and design standards of a defined district of this Article and there is a conflict between the zoning overlay found in this article and the underlying zoning of Chapter 245, the provisions of this article shall control.

C This article includes use standards, development standards, street standards, and site planning standards, for defined district(s) as described within. In case of any conflict between this Article and any other provision of the Village of Haverstaw zoning chapter, this Article shall control, except as provided in subsection D below. Procedural requirements for applications in this zoning overlay are contained in Section 64 of this article.

D. All applications for building construction are required to conform to applicable New York State Building Codes and other applicable local life safety ordinances, laws, and regulations. Other local codes as enumerated by the Village of Haverstraw as Administrative and General Legislation may apply to an applicant's site plan submission.

E. Applicants shall be responsible for obtaining all necessary building permits and other approvals from local regulatory agencies with jurisdiction over a given project.

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SECTION 60.4 DEFINITIONS

The definitions below describe terms as they appear in this Article that are technical in nature or that otherwise serve as a term of regulatory control for this overlay zoning. If a term is defined in Section 60.4 of this ordinance and in Article I General Provisions of Chapter 245, then the definition in Section 60.4 shall apply, unless otherwise specified. In any interpretation of terms used in this Article, the official or officials responsible for making such interpretation shall consult with the Building Department.

ACCESS LANE

The portion of any Traveled Way dedicated for either limited public or private access for any combination of vehicles, services, egress, emergency response, and/or pedestrians movement to a site and/or across a site.

ACTIVE EDGE

A combination of doors and glazing designed to stimulate pedestrian activity along a Public Frontage.

ARCADE FRONTAGE

A Private Frontage Type that has a series of arches or openings carried by columns or piers, and provides a covered walkway with access to adjacent storefronts compliant with Storefront Frontage requirements.

BASEMENT

A portion of a building that is partly underground which has more than 1/2 its interior height, measured from floor to finished ceiling, above the average finished grade of the ground adjoining the building, and shall be counted as a story in determining the number of stories of the building when the ceiling is six feet or more above the average finished grade.

BUILD-TO-LINE

A line parallel to the curb closest to a Street at a distance defined by the Street Type or a line at the edge of an approved Pedestrian Way.

BUILD-TO-ZONE

The portion of a lot between the established Build-To-Line and a line parallel to the Build-To-Line defined by the Public Frontage Type. The width between these two lines is the zone where the Street Wall / Civic Space is counted towards a given private frontage requirement.

CURB CUT

Any point of access along a street where the Face of Curb line is broken in order to permit the passage of vehicles to another street, an access lane, a loading area, parking area, an enclosed parking structure, or open parking lot.

DEFINED DISTRICT

An area of planned development contained within a district boundary and controlled by a regulating plan as defined within Article XII.

DRIVE LANE

The portion of a Traveled Way dedicated to the public access and movement of people, goods, and services by vehicle. Vehicles may include personal mobility devices such as mopeds, bicycles, and scooters.

EDGING ELEMENTS

Structures, walls, or landscaping within a Private Frontage which define and enclose the private use of a site from an adjacent Public Frontage.

HORIZONTAL EXPRESSION LINE

Architectural elements that define the base, middle and top of a building and unify the Street Wall along a Public Frontage through use of moldings, changes of material and depth, and through the use of cornices.

FACE OF CURB

The edge (or line) of pavement marking the boundary betwee the Traveled Way and the Public Frontage. The Face of Curb, while typically a raised feature, may be a flush demarcation instead, depending on Street Type.

FORECOURT FRONTAGE

Private Frontage type, where a portion of the building façade is set back to allow for large private gardens, bio-retention areas, or similar uses.

FRONTAGE OCCUPANCY

The percentage of the Site frontage that is occupied by a Street Wall or an approved Civic Space within the Build-To-Zone.

FRONTAGE, PRIMARY

Frontage facing the street type with the highest priority where A streets are the highest and F streets are the lowest. Where pedestrian paths are labeled as P Streets they have a priority equivalent to F Streets.

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SECTION 60.4 DEFINITIONS

FRONTAGE, PRIVATE

A zone provided within a site between the Build-To-Line and a line parallel to it 16' feet behind the Street Wall. Where there is no Street Wall, the Private Frontage shall be considered the Build-To-Zone.

FRONTAGE TYPES, PRIVATE

The Private Frontage Types, as further defined in this Section, are:

1 - Storefront Frontage
2 - Arcade Frontage
3 - Urban Frontage
4 - Stoop Frontage
5 - Porch Frontage
6 - Lightwell Frontage
7 - Forecourt Frontage
8 - Terrace Frontage

FRONTAGE, PUBLIC

A space between the Face of Curb and the Build-To-Line.

FRONTAGE, SITE

The length of a Site's perimeter abutting an established Build-To-Line, which is used to calculate Frontage Occupancy, typically measured in feet.

FRONTAGE, TOTAL SITE

The sum of all Site Frontage on a contiguous Site.

FRONTAGE TRANSITION ZONE

The portion of the Public Frontage between the Pedestrian Clearway and a Build-To-Line which allows for the incursion doorways, building fixtures (e.g. lighting, signage, projected architectural elements), landscaping fixtures, furnishings, removable planters, and signage.

GRADE PLANE

A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference point shall be established by the lowest points with the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

HEIGHT OF A BUILDING

The vertical distance from the average elevation of the proposed finished grade along the wall of a building or structure to the highest point of the roof, for a flat roof, and to the mean height between the eaves and ridge, for a gable, hip or gambrel roof, of such building or structure.

FURNISHING ZONE

The area of Public Frontage between the Face of Curb and the Pedestrian Clearway where placement of street furniture and landscaping is allowed.

LIGHTWELL FRONTAGE

Private Frontage Type, typically residential, where the façade is set back to allow for below-grade entrances or windows designed to allow light into a basement story.

LINER BUILDING

A building are designed to screen a structure without an Active Edge (such as a parking lot or parking structure) from view at the street and from civic spaces.

LIVE-WORK

A single demised premises that serves as both the primary dwelling and the primary place of business of the leaseholder and which in addition to other commercial undertaking must be used for showcasing, advertising or purveying goods and services to clients on site as would be done in a storefront space or business office.

MIXED USE

A building or site designed for and containing more than one permitted use as regulated by a defined district.

MULTI-FAMILY DWELLING

A dwelling which is either rented, leased, let or hired out, to be occupied or which is occupied as the temporary or permanent residence or home of three or more families living independently of each other.

PEDESTRIAN CLEARWAY

The portion of a Public Frontage that is deadicated to the free movement of pedestrians along a sidewalk, designed to be clear of any obstructions of public passage.

PEDESTRIAN WAY

Street types intended for use primarily by pedestrians.

PORCH FRONTAGE

Private Frontage type, typically residential, where the façade is set back from an attached porch that may not be screened or glazed, and is no less than 5 feet deep.

PRINCIPAL ENTRANCE

The main point of access for pedestrians into a building.

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SECTION 60.4 DEFINITIONS

PUBLIC UTILITY STRUCTURES AND RIGHTS-OF-WAY

Poles, lines and towers used as part of a system for the transmission of electricity, telephone messages, telegraph messages, television pictures, gas, water and similar services and substances.

SETBACK

Of a building or structure, or of a story thereof from a particular lot line, the horizontal distance from such lot line to the part of the building or of the story, respectively, which is nearest to such lot line, which shall be deemed to be the distance that such building or story is "set back" or that it "sits back" from such lot line.

SIGNIFICANT CORNER

A corner location providing a distinguishing vantage point for the display of architectural elements, massing, and composition of building features to signify the importance of the corner. Architectural elements include materials, textures, colors, window, cornices, balconies, and other features which visually distinguish the corner.

SITE, (DEVELOPMENT SITE)

One or more contiguous lots controlled through an individual owner, contract vendee, or a group of owners acting together under the provisions of Article XII of the Village's Zoning (Chapter 245).

STEPBACK

A portion of a building set back above the Street Wall before the total height of the building is achieved. The position of the stepback is controlled by a specified distance from the required Street Wall.

STOOP FRONTAGE

Private Frontage type, typically residential, with an elevated first floor to sufficiently secure privacy for the windows, with entrance accessed from an exterior stair and landing that may be a perpendicular or parallel to the sidewalk, located within Build-To-Zone.

STOREFRONT FRONTAGE

A Private Frontage primarily for retail or restaurant use, with substantial glazing and Active Edge, complying with Storefront Frontage requirements.

STORIES ABOVE GRADE PLANE

Any story above the Basement story.

STREET

A public right-of-way, bounded by lot lines and/or natural boundaries on both sides.

STREET TYPE

A typology assigned to all streets within the district boundary which denote the standards of permitted Public Frontages and corrisponding Private Frontages.

STREET WALL

The exterior walls of a building located within an established Build-To-Zone facing a Public Frontage.

STREET WALL HEIGHT

The vertical distance from the mean grade of a sidewalk at the Street Wall to the highest point of a cornice or roof line before a required Stepback. (Note: Street Wall height does not refer to total building height. See the definitioon for "Building Height" to determine maximum heights relative to development standards.)

TERMINATING VISTA

A location at the axial conclusion of a street providing a distinguishing architectural element, building massing, or a composition of architectural elements, to signify the importance of such location. Architectural elements may include distinguishing materials, textures, colors, fenestrations, cornices, balconies, or similar elements designed to feature a location.

TOWNHOUSE

A single dwelling unit attached by a common party wall to another building in which each unit has its own entry.

TRAVELED WAY

The portion of a Street located between the Face of Curb and an opposing Face of Curb or the edge of Right of Way. The traveled way is typically composed of one or more drive lanes or access lanes and may contain center medians or other features between two or more lanes.

URBAN FRONTAGE

A Private Frontage with a less substantial Active Edge and glazing at the sidewalk level than a Storefront Frontage.

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CHAPTER 245 - ARTICLE XII: SECTION 61 RESERVED

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CHAPTER 245 - ARTICLE XII: SECTION 62 RESERVED

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CHAPTER 245 - ARTICLE XII: SECTION 63 CHAIR FACTORY DISTRICT STANDARDS

SECTION 63.1 DISTRICT STANDARDS

A. The Chair Factory District is comprised of a single contiguous area. The Chair Factory District is hereby established and incorporated into this Article, with boundaries of the designated Planned Development District shown on District Standards Map 63.1B(3).

SECTION 63.1A DISTRICT MAP & STREET TYPES MAP

A. The Chair Factory District Standards Map designates a series of design standards and civic elements which regulate built forms most appropriate to the Chair Factory District based on features of the street, block and lot. This map regulates Street Types, Civic Spaces, Terminating Vistas, Significant Corners and permitted Frontage Types. Assigned Street Types are identified in Map 63.1C(1) a corrisponding list of Street Types is provided in Table 63.1C(2).

(1) Street Types

The Chair Factory District permits seven ordered Street Types, which regulate the allowable Frontage Types:

(a) A Street
(b) B Street
(c) C Street
(d) D Street
(e) E Street
(f) F Access Lane/Pedestrian Way
(g) P Pedestrian Path

(2) Significant Corners

The District Standards Map designates locations of permitted Significant Corners as defined in Section 60.4.

(3) Terminating Vistas

The District Standards Map designates locations of permitted Terminating Vistas, as defined in Section 60.4.

(4) Required Frontage Types

The District Standards Map designates certain locations where Storefronts or Frequent Entry-ways are required according to the standards established in Section 63.4(E). Certain limitations on permitted residential uses located on the first floor also apply to these designated Storefront locations, as provided in Section 63.4E.

See Section 63.2 for Public Frontage Standards, Section 63.3 for Permitted Civic Space Standards, & Section 63.4 for Private Frontage Standards.

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SECTION 63.1B(1) DISTRICT STANDARDS LEGEND

LEGEND

- DISTRICT BOUNDARY
- PLANNED DEVELOPMENT DISTRCT
- (#) BLOCK NUMBER

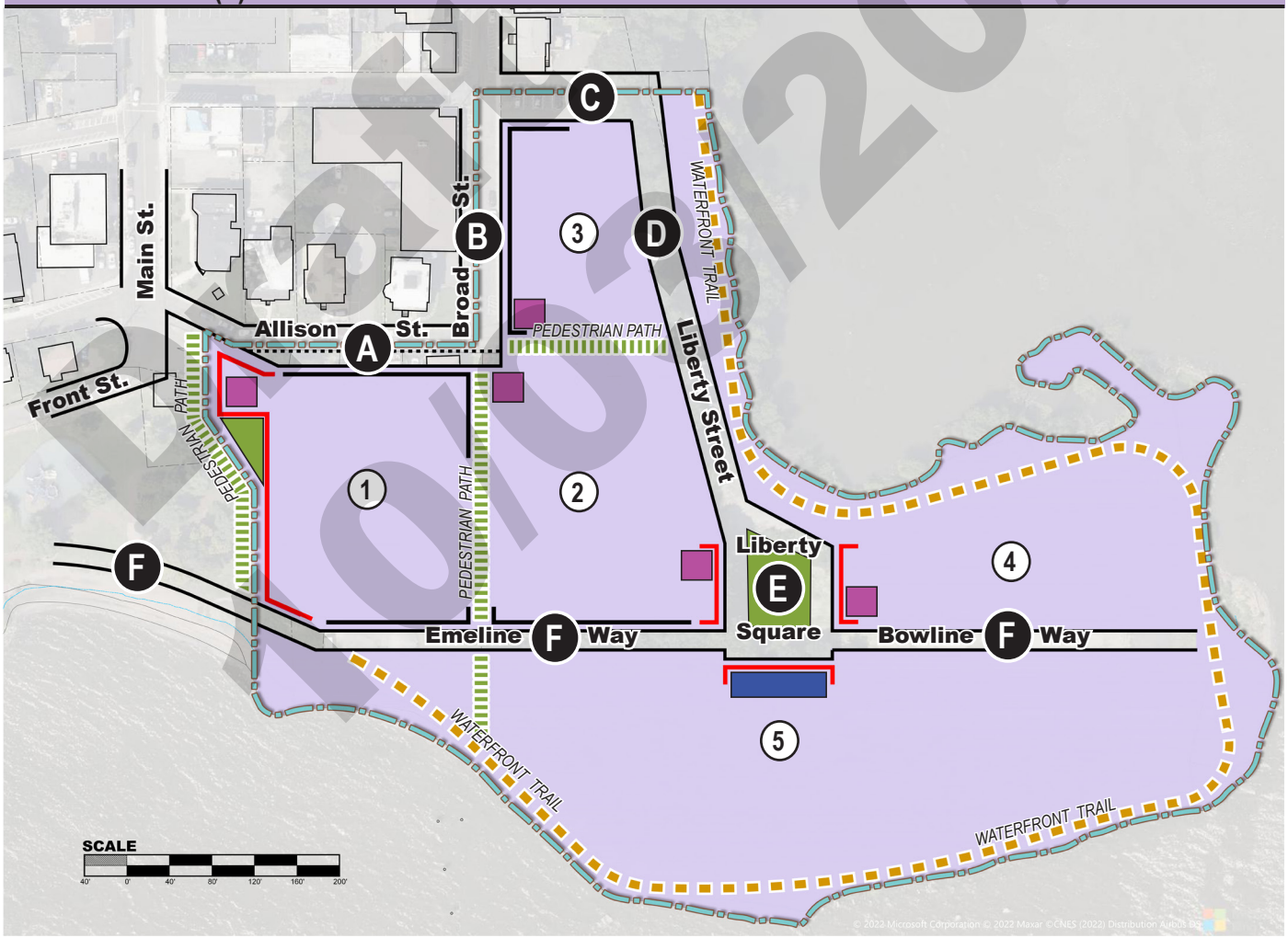
ZONING STANDARDS CONTROLS

- STOREFRONT REQUIRED[1]
- FREQUENT ENTRYWAYS REQUIRED[2]
- PEDESTRIAN PATH PERMITTED
- WATERFRONT TRAIL PERMITTED
- (B) ESTABLISHED STREET TYPE
- SIGNIFICANT CORNER ALLOWED
- TERMINATING VISTA ALLOWED
- CIVIC SPACE REQUIRED

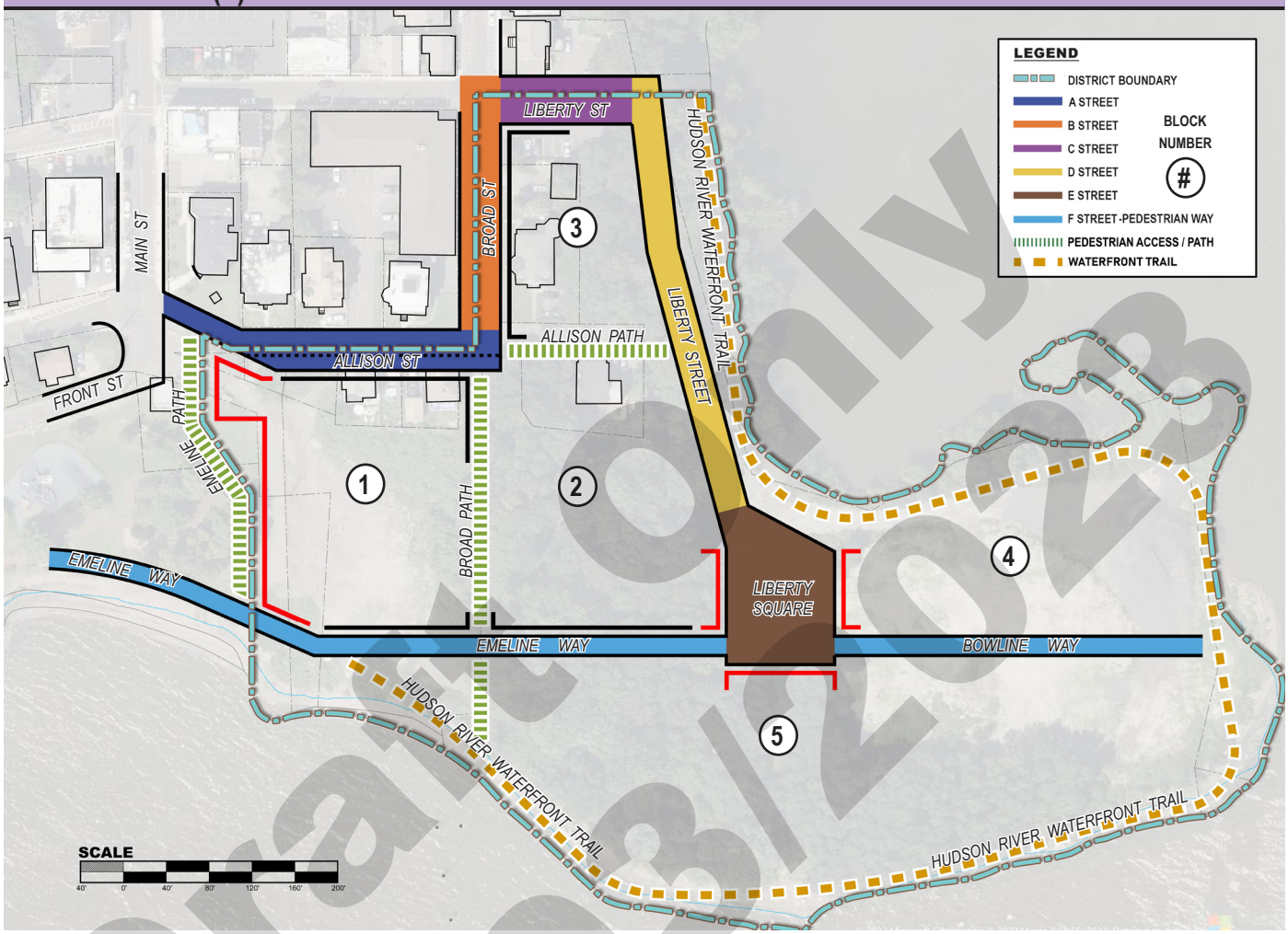
1) Where storefront required is designated within the district standards map, a storefront frontage, arcade frontage, or urban frontage shall be provided and active frontage standards in section 63.4e(5)(c) shall apply.
2) Where Frequent Entryways Required is designated within the District Standards Map, Active Frontage standards in Section 63.4E(5)(d) apply.
3) Pedestrian Paths designated on the district standards maps in section 63.1 shall comply with the standards in 63.2.

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SECTION 63.1B(2) DISTRICT STANDARDS MAP



SECTION 63.1C(1) STREET TYPES MAP



SECTION 63.1C(2) STREET TYPES TABLE

Street Name	Street Type	Between
Allison Street	**A**	Main & Broad
Broad Street	**B**	Allison & Broadway
Liberty Street	**C**	Broad & East Edge of Block 3
Liberty Street	**D**	North Edge of Block 3 & Liberty Plaza
Liberty Square	**E**	Emeline, Liberty, and Bowline
Bowline Way	**F**	Liberty Plaza & Water Line
Emeline Way	**F**	Liberty Plaza & Front

Street Name	Street Type	Between
Emeline Path	**Path**	Allison & Emeline
Broad Patht	**Path**	Allison & Emeline
Allison Path	**Path**	Allison & Liberty
Hudson River Waterfront Trail	**Trail**	District Boundary

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SECTION 63.2 STREET AND PUBLIC FRONTAGE STANDARDS

(1) The combination of the Traveled Way, Public Frontage, and Private Frontage defines the character of the public realm.

(2) The Street Type is a typology assigned to a Street, Lane, or Way that determines the width of the Traveled Way as well as the width of Public Frontage components to form a control distance from Face of Curb to a Build-To-Line. The Street Type also controls the width of the Public Frontage components as follows: A) the Furnishing Zone, B) the Pedestrian Clearway, and C) the Transition Zone. Other controls of the Street Type include permitted Private Frontages, and variations of the Street Wall condition.

(3) The Private Frontage Type regulates the depth of the Build-To-Zone and the Minimum Frontage Occupancy, minimum clear glazing area, dimensional depth of the visible use of the ground floor, allowable placement of parking, and permitted Private Frontage Edging Elements.

63.2A STREETS, LANES, AND WAYS STANDARDS

(1) Street Type Designations

(a) District Street Types Table in Section 63.1C assigns Street Types to Streets, Lanes, Ways, Paths, and Trails.

(b) Through the process of block development and land subdivision or re-subdivision as described in this Article, the project applicant shall propose new and recongiured streets based on the Street Types of the map and table (63.1C). The Village Board can make a determination to accept new streets as proposed or change the new street type to reflect relevant pedestrian and commercial activity, development forms, and the need for traffic management at a given street.

(2) Street Responsible Parties

(a) The design, maintenance and rehabilitation of an existing street shall be the responsibility of the owner of such traveled way (e.g. Village, County, State or Private Owner).

(b) The design and construction of new streets shall be the responsibility of the applicant proposing new streets. New Streets shall comply with construction standards as approved by the Village Engineer and shall be offered for dedication to the Village of Haverstraw.

(3) New Streets

(a) Design of Streets, Access Lanes, and Pedestrian Ways

[1] A Design Guidelines Manual (Section 68) guides the design of new and reconfigured Streets, Lanes, Ways, Paths, and Trails. The Village Board may require zoning overlay applicants to comply with any or all provisions of the design standards guide.

(4) Streets Access Standards

(a) The Village Board may require sites to provide for pedestrian, service, and/or loading access at a reasonable distance from a public street or public right of way.

(b) The Village Board may require emergency access to a given site. A minimum 16 foot wide access lane at one or more locations within the site and/or at the side(s) of the site will be provided at the Grade Plane.

(c) The Village Board may require the Applicant to design streets, lanes, and ways to connect to other streets, lanes, ways, loading areas, parking lots, and/or parking structures on the applicant's site and/or to other existing access points on adjacent sites.

(d) The Village Board may require the Applicant to create Streets, Lanes, or Ways within the designated access easements, and may require these ways, lanes or streets to connect to existing public streets.

(5) Pedestrian Paths

(a) For those Sites facing a Pedestrian Path designated as Street Type P on the District Street Types Table in Section 63.1C, the applicant shall provide the Pedestrian Path at the approximate location shown on the District Standards Map in Section 63.1B(2). At the discretion of the Applicant, they may request to establish additional Build-To-Line(s) at a location on a Pedestrian Path which is acceptable to the Village Board. The Village Board may approve Build-To-Lines along Pedestrian Path at a location deemed appropriate based on the request.

(b) Pedestrian Paths with an established Build-To-Line shall provide an access easement which is accessible to public at least 16 hours a day. Any portion of a Pedestrian Path may be located within a building provided that it maintains the intent of the permitted Public and Private Frontages specified in the table found in Section 63.2B.

(5) Pedestrian Trails

(a) Pedestrian Trails are not an applicable Street Type for establishing a Build-To-Line or any form of Frontage. No Site shall use a Trail as part of its Frontage calculation.

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63.2B PUBLIC FRONTAGE AND PRIVATE FRONTAGE STANDARDS TABLE

			Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F		Street Type P	
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line (Full Zone)		9'-0"		8'-0"		7'-6"		10'-6"		8'-6"		8'-6"		8'-6"	
	Furnishing Zone		2'-6"		2'-6"		2'-6"		2'-6"		1'-0"		Not Applicable		Not Applicable	
	Pedestrian Clearway		5'-0"		5'-0"		5'-0"		8'-0"		5'-0"		Shared with Access Lane		8'-0"	
	Transition Zone		1'-6"		0'-6"		0'-0"		0'-0"		2'-6"		8'-6"		8'-6"	
			Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F		Street Type P	
PRIVATE FRONTAGE	Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy
	Storefront[1] (PF-1)	65%[3]	5'-0"	80%	X	X	X	X	X	X	5'-0"	80%	5'-0"	60%	5'-0"	90%
	Arcade[1] (PF-2)	65%[3]	15'-0"[2]	80%	X	X	X	X	X	X	15'-0"[2]	80%	16'-0"[2]	60%	X	X
	Urban (PF-3)	50%[3]	5'-0"	80%	X	X	X	X	X	X	5'-0"	80%	5'-0"	60%	5'-0"	90%
	Stoop (PF-4)	20%[4]	X	X	8'-0"	80%	12'-0"	80%	16'-0"	60%	X	X	16'-0"	60%	10'-0"	90%
	Porch (PF-5)	20%[4]	X	X	8'-0"	80%	12'-0"	80%	16'-0"	60%	X	X	16'-0"	60%	10'-0"	90%
	Lightwell (PF-6)	20%[4]	X	X	8'-0"	80%	12'-0"	80%	16'-0"	60%	X	X	16'-0"	60%	X	X
	Forecourt (PF-7)	20%[4]	X	X	8'-0"	70%	12'-0"	70%	16'-0"	50%	8'-0"	70%	16'-0"	50%	10'-0"	80%
	Terrace (PF-8)	20%[4]	X	X	8'-0"	70%	12'-0"	70%	16'-0"	50%	8'-0"	70%	16'-0"	50%	10'-0"	80%
	[1] Frontages on the District Standards Map designated as "Storefront Required" (see Section 60.4 for definition), a Storefront, Arcade, or Urban Frontage is required.															
	[2] Provided that the structural columns remain within property line and outside of the Furnishing Zone.															
	[3] Minimum clear glazing area measurements are taken for the area between 2' and 8' above the sidewalk.															
	[4] Minimum clear glazing area required between the first floor slab and underside of the second floor slab.															
	X - Frontage Not Permitted															
	Stepback Requirements		Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F		Street Type P	
	7 foot Stepback Required per 63.4E(4)		Above Street Wall		Above Street Wall		Above Street Wall		Not Required		Above Street Wall		Above Street Wall		Not Required	

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63.2C PUBLIC FRONTAGE

(1) Public Frontage Standards

(a) The design, rehabilitation and construction of public frontages within the public right-of-way, including curbs, shall be the responsibility of the Applicant, according to the design standards established in this Article and any associated design guidelines adopted by the Village Board. The Applicant is responsible for obtaining approval of such improvements from all agencies with jurisdiction over the public right-of-way.

(b) All Sites shall provide Public Frontages along Streets.

(c) Where the required Build-To-Line as identified herein would be located within the public street right-of-way, the Build-To-Line shall instead be placed at the front lot line(s).

(d) No building or portion thereof shall be located within the Public Frontage, except as provided in 63.4H Projections and Encroachments. The Village Board may modify these minimum standards to address existing or proposed conditions where:

[1] Existing buildings are closer than the required Build-To-Line

[2] Pedestrian demand for a narrower Pedestrian Clearway is demonstrated and mitigated.

[3] The Furnishing Zone requires additional space for transit facilities.

(e) To qualify for development using the provisions of this Article, all sites shall meet the minimum Site Area and Site Frontage requirements as defined in Section 63.4B(2) and comply with the Build-To-Line in Section 63.2D and Build-To-Zone requirements in Section 63.4.

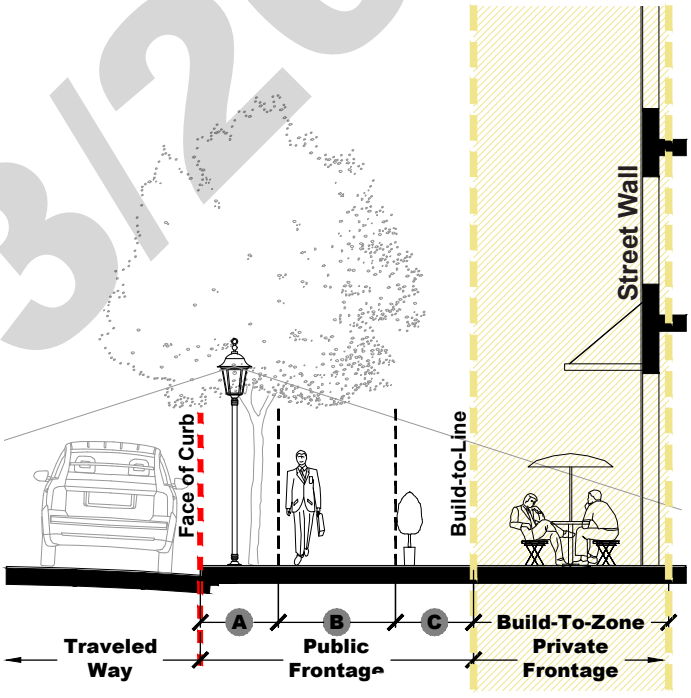
(f) All Public Frontages contain some combination of A) Furnishing Zone, B) Pedestrian Clearway Zone and C) Transition Zone according to the minimum dimensions established in Table 63.2B. for the designated Street Type along each Public Frontage.

[1] The Furnishing Zone establishes an area for the placement of parking fee meters, street signage, street lighting, bike racks, refuse receptacles, street trees and bio-retention areas, transit stop waiting, seating furniture, or similar items. (See Section 68.4A for more details)

[2] The Pedestrian Clearway establishes an area for the clear passage of pedestrians. (See Section 68.4B for more details)

[3] The Transition Zone establishes an area for placement of building fixtures (lighting, signage, projected architectural molding etc), grade transitions, removable planters, and signage board, seating furniture, extended outdoor dining, landscaped areas or similar items while it also serves as an extended entrance and storefront interaction area. (See Section 68.4C for more details)

63.2C(1)(g) PUBLIC FRONTAGE DIAGRAM



Note: The frontage standards table in Section 63.2B establishes dimensional requirements of frontages based on the location of the Face of Curb. More detailed guidance on Public Frontages is provided in the Section 68.4 titled Design Standards Manual Public Frontages Design Standards.

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63.2D BUILD-TO-LINE

(1) Build-To-Line Standards

(a) The Build-To-Line shall be set parallel to the face of a curb for a distance regulated by the Table in Section 63.2B Public Frontage and Private Frontage Standards.

(b) All existing and new streets within the District shall require a Build-To-Line.

(c) Where an existing building is closer to the Street than the designated Build-To-Line, the Village Board has the authority to establish an alternate Build-To-Line at a location to allow the existing Street Wall to remain within the Build-To-Zone.

(d) Where a Pedestrian Way is provided according to Section 63.2A(4), the Village Board may permit the Build-To-Line to be placed at alternate locations as requested by the applicant.

(e) Where irregular lot line and face of curb conditions exist (such as inside corners of lot or sidewalk bump outs), the applicant shall present a plan which uses best effots to carry the Build-to-Line in the location of normal conditions.

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SECTION 63.3 CIVIC SPACE STANDARDS

A. Applicability**:** This Section applies to those developments that:

(1) Choose to develop civic space on an approved development site in compliance with the standards of Section 63 in order to achieve greater flexibility in the placement of buildings or;

(2) Are required to develop a civic space where designated on the District Standards Map (Section 63.1B).

B. Minimum Civic Space Standards

To qualify for approval by the Village Board as a civic space during the site plan review process, the space shall:

(1) Be in a form of ownership acceptable to the Village of Haverstraw.

(2) Provide public access at least 16 hours per day.

(3) Be located at the ground level or within one floor of the ground level and provide clear visual connections for pedestrians to access the civic space.

(4) Adhere to the standards established for civic spaces in this Section.

C. Maintenance

(1) Privately-Owned civic space shall be maintained by its owner or a private entity such as a Property Owners Association.

(2) Publicly-Owned civic space shall be maintained by its public owner or a contracted entity such as a Municipal Improvement District or Business Improvement District as approved by the applicable government agency.

D. Civic Space Programming, Placement and Design Criteria

(1) The following programming and design considerations, among others, shall be evaluated by the Village Board in the course of site plan and/or subdivision approval and design as considerations in determining the acceptable location for civic space:

(a) Solar orientation of civic space

(b) Amenities such as water features, public bathrooms, informational kiosks, drinking fountains, play & entertainment areas

(c) Facilities for the use, retention and recharging of rainwater

(d) Projected public access and likelihood of use

(e) Seasonal programming of the space

(f) Intensity of adjacent private frontage(s)

(2) The Village Board shall consider the following during its site plan review process to determine whether the civic space design is acceptable:

(a) All civic spaces shall provide pedestrian access from a Street, Lane, or Pedestrian Way. Access to a civic space must be open to the public at least 16 hours per day.

(b) A civic space must provide active or passive uses designed to bring regular pedestrian, civic and/or commercial activity to the space.

(c) Where a civic space is proposed on a development site adjacent to an existing building not controlled by the Applicant, the Applicant shall provide Edging Elements as defined in Section 63.2 and landscaping to buffer any adjacent areas of blank walls or service uses.

(d) A civic space may include one-story buildings and temporary structures provided that they are designed to activate the civic use of the space and provide public access.

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SECTION 63.3 CIVIC SPACE STANDARDS

(3) Civic Space Frontage Occupancy

(a) Civic spaces shall be mapped and measured on the site plan to designate a Build-To-Zone with a total linear length along the edges of the proposed civic space excluding the length of the edge along any Street, Access Lane, or Pedestrian Way conforming to its Private Frontage requirements.

(b) Civic spaces shall provide a minimum 60% civic space frontage occupancy, unless the Village Board determines that a lower standard is permitted. Civic space frontage occupancy shall be calculated by measuring the length of the Street Wall in the civic space Build-To-Zone divided by the length of the perimeter of the civic space established above in Section 63.2B.

(4) New buildings contiguous to a civic space shall provide Build-To-Zone(s)and Street Wall(s) as required by the Street Type designated on the nearest Street on the District Standards Map.

SECTION 63.3A PERMITTED CIVIC SPACE TYPES

(1) To qualify for designation as a civic space each proposed civic space shall comply with the intent of one of the permitted civic space types are defined in the Civic Space Design Standards (see section 68.5) and fulfill the requirements associated with the civic space type used.

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SECTION 63.4. USES AND DEVELOPMENT STANDARDS

63.4A(1) PERMITTED USES BY DISTRICT

(1) The schedule of uses permitted within the District is shown in Section 63.4A(2) Table of Uses. Uses are listed as Permitted (P), Allowed by Special Permit (SP), or Accessory (A).

(a) All uses require site plan approval. See Section 64 "Administration" for the procedural approval process.

63.4A(2)TABLE OF PERMITTED USES

MIXED USE[1]	ALLOWANCE
Mixed Use	P
RETAIL	
Retail	P
Restaurant	P
Wholesale	SP
OFFICE	
Office	P
Medical Office	P
Research & Development	P
Professional Service	P
RESIDENTIAL[1]	
Multifamily Dwelling	P
Townhouse	P
Live-Work	P
ENTERTAINMENT/ CULTURAL/ ARTS	
Entertainment/Cultural/Arts[2]	P
Catering Hall/ Event Space	P
Micro-brewery	A

HOSPITALITY[1]	ALLOWANCE
Hotel	P
Inn / Bed & Breakfast	P
Residential Care Facility	SP
INSTITUTIONAL / CIVIC	
Institutional	SP
Municipal	P
Library	P
Community Facility	P
Indoor Recreation	P
Educational Use	P
LIGHT INDUSTRIAL	
Artisan Production	P
Data Information Center	P
Urban Agriculture	P
Small-Scale Renewable Energy	SP
ACCESSORY PARKING FACILITIES	
Parking Enclosed	P
Parking Open	P
UTILITIES	
Utilities	P

P Permitted
SP Allowed by Special Permit from the Village Board
A Accessory to a Permitted Principal Use
* Allowed if and to the extent permitted by the underlying district

(1) Suites/units associated with Hospitality Uses and residential dwellings are prohibited within the Private Frontage area on the first floor of Store-front Frontages and Arcade Frontages. Common areas of residential and hospitality building such as lobbies, gyms and similar spaces servicing the primary use may occupy the ground floor of a storefront as long as it complies with the active edge requirements.

(2) Entertainment/ Cultural/ Arts includes theater, museum, gallery, cinema, indoor amusement establishments.

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63.4B SITE DEVELOPMENT STANDARDS AND INCENTIVES

(1) Sites may qualify for the provisions of this article by meeting the site frontage and site area minimum requirements of one of the three development standards established in Section 64.4B(2). The building height requirements listed in Section 63.4B(2) under each development standard shall apply to those sites meeting the minimum requirements thereof.

63.4B(2) DEVELOPMENT STANDARDS FOR THE CHAIR FACTORY DISTRICT

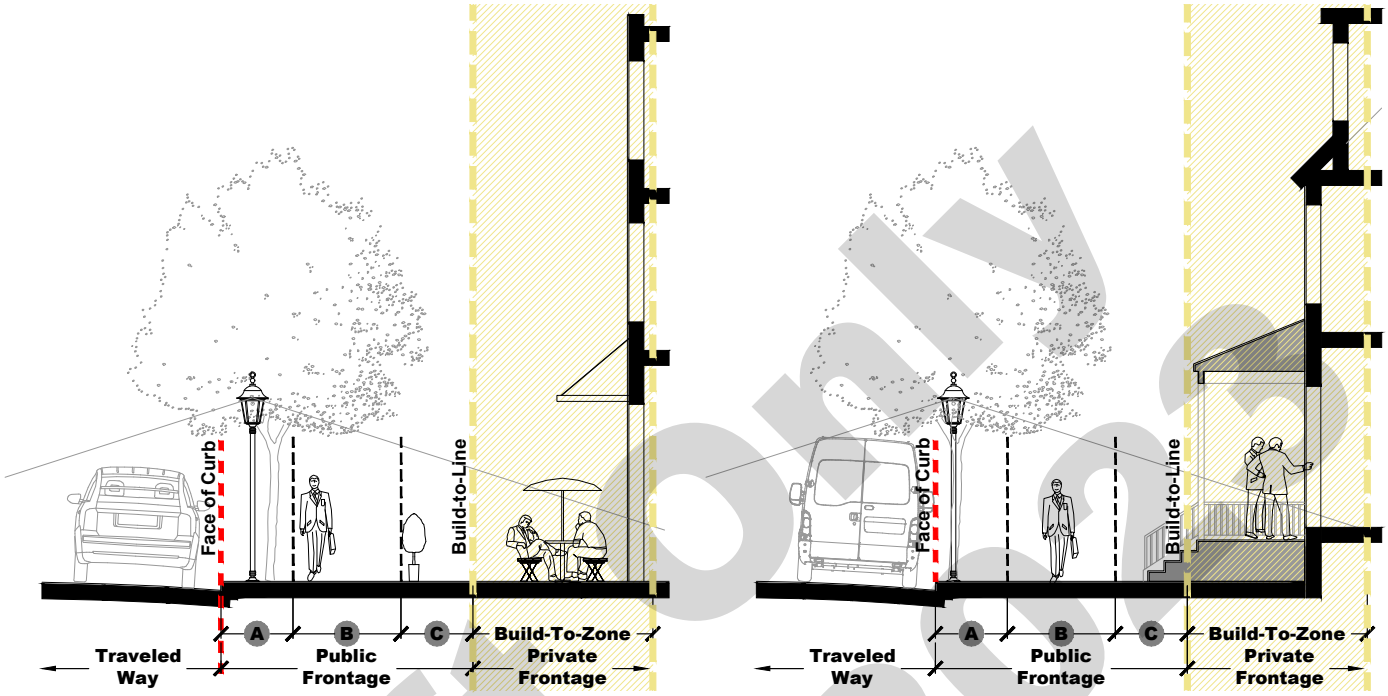
		Development Standard 1	Development Standard 2
	DISTRICT DEVELOPMENT STANDARDS	Site Size, Frontage, and Height Requirements	
Total Site Frontage Min.[1]		150 feet	200 feet
Site Area Min.		15,000 SF	30,000 SF
Building Ht.[2]		2 stories min 5 stories / 65ft max elevation	3 stories min 6 stories / 85ft max elevation
Street Wall Height & Stepback		Street Wall Height Max. of 3 Stories for Dev. Standard 1, Max. of 5 Stories for Dev. Standard 3 Stepback depth minimum of 7'-0" from Street Wall on Street Types A, B, C, D, E, & F	
Parking		Standards & Placement - See Section 63.4J - Parking Standards and Placement	
Min side yard from other districts		No building may be constructed within 20 feet of a side yard of a parcel located within the first, second, or third residential districts abutting the Planned Development District boundary.	
Min rear yard setback from other districts		Where any parcel is contiguous to a parcel within the first, second, or third residential districts abutting the Planned Development District boundary, the rear yard shall be a minimum of 30 feet.	

[1] Total sum of all Site Frontages facing Streets, including those Site Frontages along Pedestrian Paths with a Build-To-Line.

[2] See Section 63.4G & 63.4H for building height standards, exceptions and permitted projections and encroachments.

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63.4D(1) PRIVATE FRONTAGE DIAGRAM



63.4D PRIVATE FRONTAGE STANDARDS

(2) Private Frontage Standards

(a) All Sites shall provide a Private Frontage along each Street and each Pedestrian Way, except:

[1] On F Streets Private Frontages are not required.

[2] Where a Site with multiple frontages has provided at least one Private Frontage of a minimum 100 feet in length along the Primary Frontage in compliance with the Frontage Occupancy, the Site's other frontages of less than 55 feet in length are not required to provide a Frontage Occupancy on a Private Frontage.

[3] Where a Site has three Site Frontages, and two of the highest priority Site Frontages comply with its Frontage Occupancy or where a Site has four Site Frontages, and three of the highest priority Site Frontages comply with its Frontage Occupancy, the Village Board may reduce or remove the Frontage Occupancy requirement for one Site Frontage that it deems to be of the lowest priority.

(b) All buildings shall provide a Principal Entrance on the Primary Frontage.

(3) All Sites shall provide Private Frontages composed of one or more of the permitted Private Frontage Types as defined in Section 63.4B Public Frontage and Private Frontage Standards Private Frontage Types are: Storefront Frontage, Arcade Frontage, Urban Frontage, Stoop Frontage, Porch Frontage, Lightwell Frontage, Forecourt Frontage, Mid-Block Frontage

(4) Private Frontage Type standards are established in the definitions Section 60.4, regulated in Section 63.2B Public Frontage and Private Frontage Standards and further clarified below:

(a) Arcade Frontage Standards

[1] A clear distance for pedestrian access between the outer and inner arcade elevations shall be minimum of 6'

[2] A minimum clear vertical height between sidewalk and the arcade ceiling shall be 10'

(b) Urban Frontage Standards

[1] Where a development provides a parking structure facing any Street Type except an A or B Street, a minimum of 50% of the street-level, street facing building area located between 2' & 8' above the sidewalk shall provide architectural openings designed to appear as windows, however glass may be replaced with non-glazed openings designed to look like windows.

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63.4E(1). BUILD-TO-ZONE

(a) Structural elements of a front building facade, known as a Street Wall, shall be located within the Build-To-Zone if they are to be counted towards the calculation of the Frontage Occupancy.

(b) To satisfy Frontage Occupancy requirements the face of the building for the required minimum Street Wall Height and minimum length of the building shall occupy the Build-To-Zone as defined by each Street Type frontage in Section 63.2B. Where a Site complies with the Significant Corner and Terminating Vista standards defined in 63.4E(8) and 63.4E(9) certain portions of the Street Wall shall permit the maximum Street Wall to be taller than otherwise required.

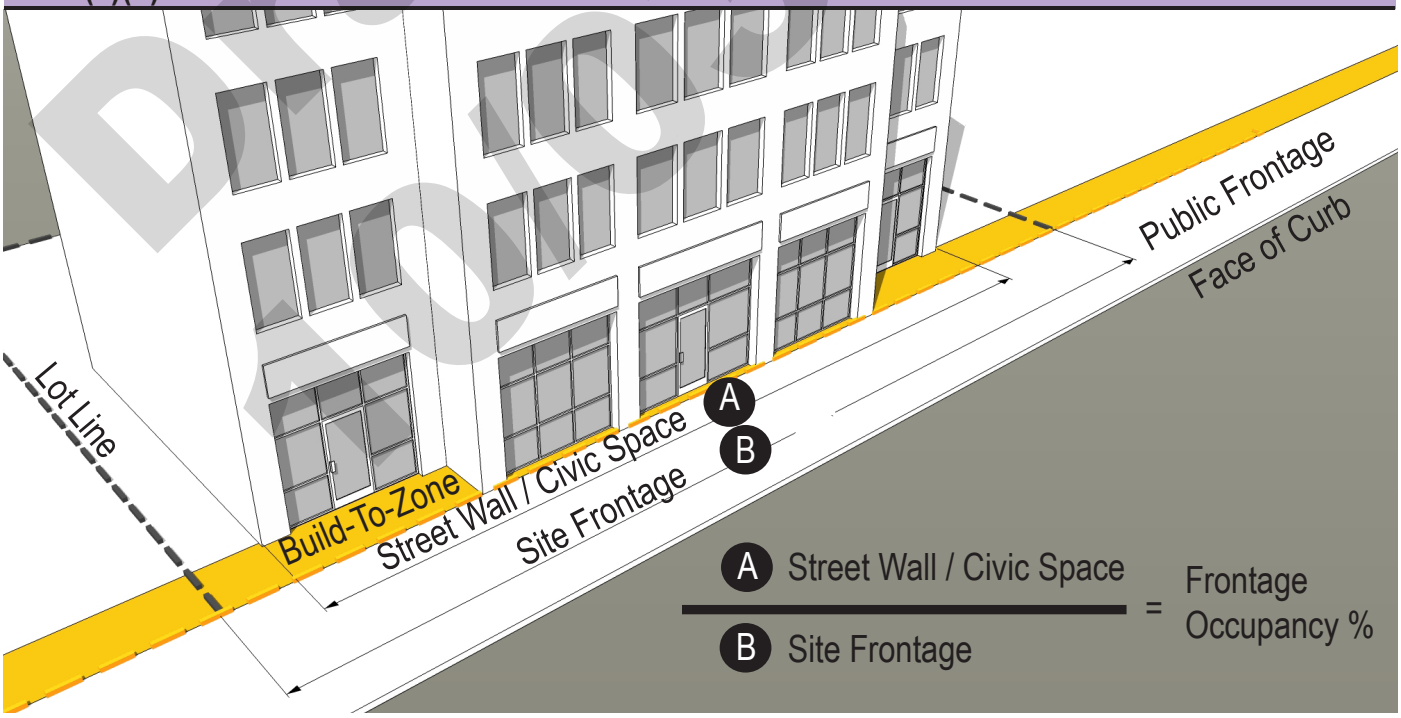
(c) The Build-To-Zone allows building entrance alcoves and expanded sidewalk area for outdoor dining, building facade articulation, inclusion of projected and/or recessed building elements, and building alignment with existing neighboring buildings.

63.4E(2). FRONTAGE OCCUPANCY

(a) All developments in the Planned Development District require buildings to occupy a minimum Frontage Occupancy within the Build-To-Zone as defined by the District Standards Map in Section 63.1B and Street Types Table in Section 68.2A.

(b) Frontage Occupancy shall be calculated as a percentage by measuring the length of a Street Wall or Civic Space within the Build-To-Zone divided by the length of site frontage.

63.4E(2)(d) BUILD-TO-ZONE AND FRONTAGE OCCUPANCY DIAGRAM



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63.4E(3). STREET WALL

(a) Where a Street Wall is required, it shall comply with the following:

[1] Minimum Street Wall Height shall be no less than two-stories tall regardless of applied development standard.

[2] Maximum Street Wall Height shall be no more than 3 stories for development standard 1 and 5 stories for development standard 2. Building stories above the maximum street wall height shall follow the requirements of a Stepback in the building facade as defined in 63.4E(4).

63.4E(4). STEPBACK

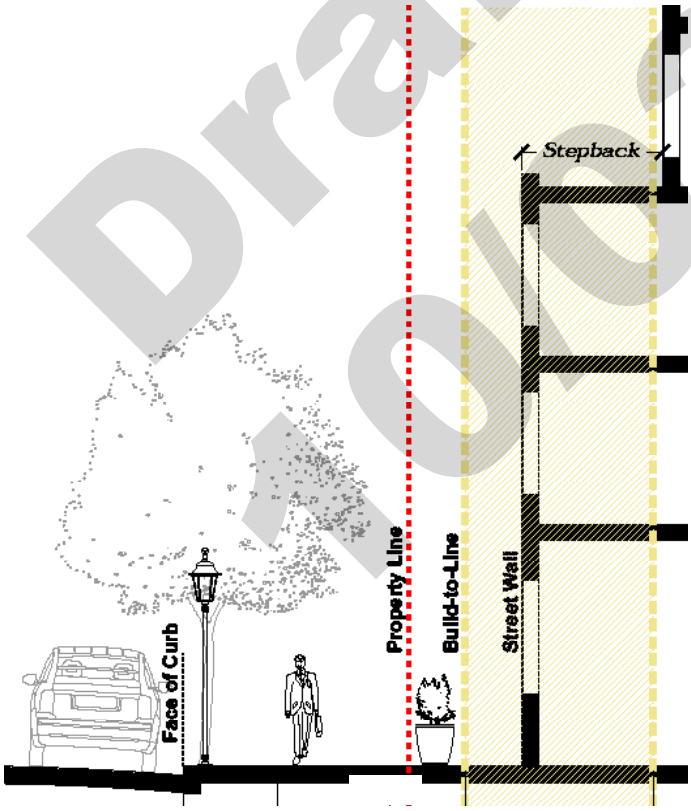
(a) Those sites with frontages on Street Types A, B, C, E, & F shall require a Stepback of a minimum of 7 feet from the Street Wall.

(b) Where the District Standards Map in Section 63.1B designates a Significant Corner, the development may qualify for an exemption from the Stepback requirement for up to 30 percent of the Site Frontage, provided they meet the standards in Sec 63.4E(8).

(c) Where the District Standards Map in Section 63.1B designates a Terminating Vista, the development may qualify for an exemption from the Stepback requirement for up to 30 percent of the Site Frontage, provided they meet the standards in Section 63.4E(9).

(d) Where the Village Board determines sites qualify for more than one Stepback exemption, up to a max. of a 60 percent site frontage Stepback exemption.

63.4E(4)(e) STEPBACK DIAGRAM FIGURE



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63.4E(5) ACTIVE EDGE FRONTAGE REQUIREMENTS

(a) All sites shall endeavor to create an active edge along streets and sidewalks through the design and frequent placement of entryways and clear glazing to promote pedestrian activity and commerce in the Chair Factory District.

(b) Street Walls with an Active Frontage requirement shall provide a minimum separation between entryways to promote pedestrian activity on sidewalks as defined by this Section.

(c) Storefront Required: Those Public Frontages designated on the Section 63.1 District Standards Map as "Storefronts Required" shall comply with the following standards:

[1] A development shall comply with minimum standards of either a Storefront Frontage or an Arcade Frontage as defined in Figure 63.2B.

[2] The Private Frontage area within a Site behind the glazing at the Street Wall shall provide an Active Edge including frequent placement of entrances, storefronts, display areas and/or areas designed for multiple users designed to stimulate and concentrate pedestrian activity along the Public Frontage

[3] A Storefront Frontage shall be provided at the designated street and shall extend a minimum of 20 feet around the corner along the Build-To-Zone of the intersecting Streets and Pedestrian Ways.

[4] The architectural design for the ground floor street level shall provide frequent entryways no further than 60 feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than 60 feet from a consecutive entryway as measured along the Build-To-Line.

(d) Frequent Entryways Required: Those Public Frontages designated on the Section 63.1 District Standards Map as "Frequent Entryways Required" shall comply with the following standards:

[1] The architectural design for the ground floor street level shall provide frequent entryways no further than 80 feet from the end of the Street Wall and the edge of each entryway shall be no greater than 80 feet from an adjacent entryway as measured along the Build-To-Line.

(e) Large Retail Occupancy Standard: Where a site requires either Frequent Entryways or Storefronts and where a single retail occupancy is provided for 20,000 SF or greater the architectural design for the ground floor street level shall provide frequent entryways no further than 100 feet from the end of the building at the Street Wall and the edge of each entryway shall be no greater than 100 feet from a consecutive entryway as measured along the Build-To-Line.

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63.4E(6) GLAZING REQUIREMENTS

(a) The first story of all Street Walls shall provide a minimum area of window glazing according to standards established in Section 63.2B for the permitted Private Frontage Types as further defined below:

[1] The window glazing shall be clear, transparent glass unless otherwise provided in Section 63.4D(4)(b).

[2] At Storefront Frontage, Arcade Frontage and Urban Frontage the Glazing area percentage shall be determined by measuring the surface area of the Glazing divided by the surface area of the Street Wall located between 2' and 8' above the elevation of the nearest sidewalk.

[3] At Stoop Frontage, Porch Frontage, Lightwell Frontage, Forecourt Frontage, and Terrace Frontage the Glazing area percentage shall be determined by measuring the Glazing surface area divided by the surface area of the Street Wall located between the first floor elevation and the underside of the second floor slab.

63.4F EDGING ELEMENT STANDARDS

(1) Permitted Edging Elements may be provided within the Build-To-Zone for 100% of the Site Frontage except where approved Street Walls, curb cuts, entryways are provided. Edging elements must conform to the requirements of Section 63.4F(2) and Section 63.4F(3).

63.4F(2) TABLE OF PERMITTED EDGING ELEMENTS

Private Frontage Type	Edge Structure	Ornamental Fence	Privacy Fence	Planters	Landscaped Edge
	EE-1	EE-2	EE-3	EE-4	EE-5
PF-1 (Storefront)	P	X	X	P	P
PF-2 (Arcade)	P	X	X	P	P
PF-3 (Urban)	P	P	X	P	P
PF-4 (Stoop)	P	P	X	P	P
PF-5 (Porch)	P	P	X	X	P
PF-6 (Lightwell)	P	P	X	X	X
PF-7 (Forecourt)	P	P	X	P	P
PF-8 (Terrace)	P	P	P	P	P

P = Permitted; X = Prohibited

* Additional building standards for railings may apply.

** Privacy fences shall be used for screening of utility, refuse, and service areas and shall be no taller than 6 feet.

63.4F(3) EDGING ELEMENT DESIGN STANDARDS

Edging Element Design Standards are summarized in the table below, and further detailed in the Design Standards Manual (see section 68.6I)

Edging elements	ID	Description	Maximum Height	Prohibited Material
Edge Structure	EE-1	A low masonry wall, platform or stair.	42"	-
Ornamental Fence	EE-2	A semi-transparent fence.	42"	Chain Link
Privacy Fence	EE-3	An opaque fence or wall for screening utility and service areas.	72"	Chain Link
Planters	EE-4	Landscaped planters with spacing of not less than 8' clear.	72"	-
Landscaped Edge	EE-5	A hedge or row of plants and/or flowers.	42"	-

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63.4G ARCHITECURAL DESIGN STANDARDS

Architectural Design Standards detail the controls for Significant Corners, Terminating Vistas, Finished Floors of Buildings, Horizontal Expression Lines, Building Massings, Building Materials, and Signage. The Architectural Design Standards Manual is found in section 68.7.

63.4H BUILDING HEIGHT

(1) Ground floor uses with Storefront, where required, shall have a minimum clear height of 10 feet.

(2) Height Exceptions are permitted in accordance with Section 1510 (Rooftop Structures) of the New York State Building Code.

(3) Building Height at Stepbacks
- (a) See Sec 63.4E(4) for maximum building height at building stepbacks.

63.4I PROJECTIONS AND ENCROACHMENTS

(1) Building projections shall be permitted to encroach into a front, side or rear yard setback, and across a Build-To-Line provided that:
- (a) Structural encroachments shall provide a minimum of 14 feet of clearance over a public sidewalk or right of way.
- (b) Architectural encroachments such as cornices or canopies that are not occupied space shall provide a minimum of 10 feet of clearance over a public sidewalk or right of way.
- (c) Projections shall not be included in the calculation of building or impervious coverage.
- (d) Signs, awnings, overhangs and similar elements, if determined by the Village Board to be consistent with the regulations and intent of the frontages, may encroach beyond a Build-To-Line.

63.4J DISTRICT PARKING STANDARDS & PLACEMENT

(1) Parking, on-street or off-street, in open lots, and/or in enclosed structures, are permitted as accessory to any permitted use.

(2) District parking standards are applicable to all uses. Accessory off-street parking spaces, open and/or enclosed, shall be provided for any any use specified in the Table of Permitted Uses specified in Section 63.4A(2).

(3) District Parking Placement
- (a) There shall be no open or enclosed parking at the sidewalk level within 16' of the Build-To-Line unless the Village Board determines that requests for such parking is incidental and needed for the function of the site.
- (b) No more than 6% of the Chair Factory District's total land area shall be used for off-street open surface parking.
- (c) On-Street parking spaces along the frontage of a lot, shall count towards satisfying total parking demand for a site.

(4) District Standards for, and Placement of, Loading Spaces
- (a) Loading, on-street or off-street, in open lots, and/or in enclosed structures, are permitted as an accessory use to any permitted use of a site.
- (b) Loading spaces may be designed to the dimensions needed to accomodate specific types of vehicles based on the activity and permitted use for which the loading is required.
- (c) Loading spaces may serve and count towards multiple functions of a site. For instance, a loading space may also double as a marked drop-off space.
- (d) Loading spaces may have signed use restrictions based on day of the week, time of the day, or hours of operation.
- (e) On-street spaces marked for the purposes of loading within the frontage of a site, shall count towards meeting loading requirements of a permitted use.

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63.4K SCHEDULE OF DISTRICT PARKING AND LOADING STANDARDS

RATIOS	PARKING /	LOADING
RETAIL		
Retail	1sp/400sf	0sp for 0sf to 4,999sf 1sp for 5,000 to 14,999sf 2sp for 15,000 to 29,999sf 3sp for for 30,000 to 59,999sf 1 additional space per +40ksf
Restaurant	1sp/150sf	
Wholesale	1sp/2,000sf	
OFFICE		
Office	1sp/400sf	0sp for 1sf to 4,999sf 1sp for 5,000sf to 75,000sf 1 additional space per +70ksf
Medical Office	1sp/350sf	
Research & Development	1sp/400sf	
Professional Service	1sp/400sf	
RESIDENTIAL(1)		
Multifamily	1.15sp/du	1sp/building which may be used for parking by building maintenance staff/vehicle(s).
Townhouse	1.15sp/du	
Live-Work	1.15sp/du	
ENTERTAINMENT/ CULTURAL/ ARTS		
Entertainment/Cultural/Arts(2)	1sp/150sf	No requirement for dedicated Off-Street Loading Space
Catering Hall/ Event Space	1sp/150sf	
Micro-brewery	1sp/150sf	

HOSPITALITY(1)	PARKING /	LOADING
Hotel	0.8sp/room	1sp/100 rooms 1sp/100 beds
Inn / Bed & Breakfast	1sp/room	
Residential Care Facility	0.25sp/bed	
INSTITUTIONAL / CIVIC		
Institutional	1sp/500sf	No requirement for dedicated Off-Street Loading Space
Municipal	1sp/500sf	
Library	1sp/750sf	
Community Facility	1sp/750sf	
Indoor Recreation	1sp/350sf	
Educational Use	1sp/500sf	
LIGHT INDUSTRIAL		
Artisan Production	1sp/1,000sf	No requirement for dedicated Off-Street Loading Space
Data Information Center	1sp/1,000sf	
Urban Agriculture	1sp/2,000sf	
Small-Scale Renewable Energy	(None)	

Parking Schedule Units of Measure:

sp	Parking Spaces
sf	Square Feet
ksf	Square Feet (in Thousands)
room	Guest Suites (of Hotels or Inns)
bed	Bedrooms (of Residential Care Facilities)

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63.4L DISTRICT PARKING STANDARDS

(1) Shared use of parking.

(a) The total number of parking and loading spaces required for a given site shall be the sum of the requirements for each individual use, except that such total may be reduced in the Chair Factoir District by the Village Board where the applicant demonstrates that the capacity of the facility will satisfy the purposes of this chapter by reason of variation in the probable time of peak use by residents, visitors, patrons, deliverers and/or employees as well as use of certain alternative modes of transportation.

(2) The applicant may submit a Parking Management Plan by using the standards provided in the most recent edition of Shared Parking published by the Urban Land Institute and/or other supporting nationally and locally recognized standards to demonstrate to the maximum aggregate parking demand required after calculating for each use of a site. Where two or more uses on the Site (or Off-Site locations) are able to share the same parking spaces because their peak parking demands occur at different times, the same parking spaces may be counted towards the satisfaction of the parking requirements for each use. This calculation of peak demand may be formalized through the approval of a Parking Management Plan by the Village Board. Any Parking Management Plan submitted for approval shall include:

(a) The names of the uses that will share the parking.

(b) The location and number of parking spaces to be shared.

(c) An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of all uses as prepared by a parking consultant or traffic engineer.

(d) A legal instrument such as a lease, easement or deed restriction that guarantees the parking will be provided on-site or off-site so long as the associated uses remain, access to the parking for multiple uses according to an approved Parking Management Plan, the time periods under which each use will have rights to count spaces for purposes of the space requirements, and restrictions on the hours of operation of each use, which shall be submitted to the Village Board for review and approval.

(3) Approval of Shared Parking: The Village Board may grant an application for shared parking associated with a Parking Management Plan if it finds that:

(a) The analysis provided presents a realistic projection of parking demands likely to be generated.

(b) Peak demand is sufficiently distinct so that the Village Board is able to clearly identify a number of spaces for which there will be limited overlap of parking demand.

(c) Rights to the use of spaces are clearly identified so as to facilitate enforcement.

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63.4L PARKING WITHIN THE CHAIR FACTORY DISTRICT

(1) Where applicants can demonstrate that parking space reductions are justified, the minimum number of parking spaces required to be provided by an applicant seeking Site Plan approval, may be reduced. The following parking space reductions from the total requirements may be granted by the Village Board where an applicant demonstrates to the Village Board such reductions are justified:

(a). Non-Reserved Parking:

i. For parking facilities of greater than 50 spaces applicants are eligible for up to a 10% parking reduction where 100% of the residential parking is not reserved or dedicated for individuals or groups.

ii. The approval and allowance of such reductions-shall be at the discretion of the Village Board.

(b) Attendant and Valet Parking:

i. For parking facilities, or portions of, greater than 50 spaces offering attendant parking facilities operated at least 16 hours per day, up to a 15% parking reduction shall be available at the discretion of the Village Board.

ii. Parking facilities, or portions of, designed exclusively for use by attendant parking facilities may be designed to permit tandem parking and other compact parking formats.

(c) Car Share Parking:

i. For facilities, or portions of, with 20 spaces or more, total required parking spaces may be reduced by 3 conventional parking spaces for every one Car Share space provided up to a maximum of a 15% reduction of the total parking required.

(d) Maximize Shared Parking

i. The Applicant shall work with the Village Board to ensure that, to the extent possible, any new parking is available for shared use and/or public use.

(3) After considering all parking reductions permitted above, in no event shall the total required parking be reduced by more than 20% below the base requirements

(4) Off-Site Parking

(a) Off-Site Municipal or Private Parking may be provided within 1,350 feet from such site.

(b) Up to 100% of on-site parking demand may be fulfilled through off-site parking arrangements.

(5) Mechanical Parking

(a) Applicants seeking to utilize mechanically-assisted and/or automated parking facilities must demonstrate to the satisfaction of the Village Board that safety, operational, and dimensional design considerations have been met in order to receive permission to use such assisted facilities as an alternate parking facility type.

(6) Fee-In-Lieu

(a) Where an Applicant seeks to reduce the required number of required parking spaces, the Applicant shall pay a fee in-lieu to the applicable agency according to a fee schedule established by the Village Board.

(b) The fee schedule shall establish a one-time fee-in-lieu payment and may set an annual fee-in-lieu payment.

(c) The fee-in-lieu payments, including one-time and on-going fees, applicable to a specific site plan application shall be established at site plan approval and shall remain in place according to a fixed schedule of payments.

(d) The fee-in-lieu payments shall be dedicated to:

i. The construction and operation of shared use and/or public use parking facilities.

ii. Construction and operation of transit facilities and/or transit service(s) that will reduce the overall demand for parking within the Chair Factory District.

(e) The Village may accept such fees to replace a portion of the required parking spaces which will not be provided on site, however in no case shall the reduction of parking exceed the standards established in this section. Where appropriate, the Village Board may require the submission of studies and plans by the applicant demonstrating that practical considerations preclude the provision of the minimum number of parking spaces on site.

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CHAPTER 245 - ARTICLE XII: SECTION 64 SUBMISSION PROCESS AND REVIEW

(1) The Village Board of Trustees shall have site plan approval authority for all applications under Chapter 245, Article XII.
(2) All applications will require site plan approval in accordance with the procedures outlined in §245-16 and as modified by the provisions of Section 64.1.
(3) All or any portion(s) of land area within a district defined of Article XII may be subdivided either horizontally or vertically for purposes of sale, lease or mortgage and/or (to the extent permitted by law) tax lot creation provided that all lots, parcels or development sites so created shall be developed and used in accordance with the standards of Article XII.
(4) A subdivision plat shall be recorded in accordance with the adimistrative procedures of the Subdivision Regulations of the Village. The authority to approve site plans and subdivisions of land in a Defined District of Article XII are vested in the Board of Trustees of the Village.
(5) An applicant for subdivision approval shall submit a subdivision plat that meets the intent of the Subdivision Regulations of the Village. All applications for subdivision approval must reasonably conform to the approved concept development plan. All applications for subdivision must be approved by the Village Board of Trustees.

64.1A PRELIMINARY APPLICATION PROCESS

(1) Prior to the filing of an application for site plan or subdivision approval for a development under the standards of a Defined District of Article XII, the applicant and/or their designated representative shall meet in person with the Technical Advisory Committee, which shall consist of the Village Engineer, Village Planner, and the Building Inspector. The applicant and technical advisory commitee will use the meeting to discuss the site plan and/or subdivision, and the necessary steps to be undertaken to achieve the requirements of site development.
(2) The applicant shall submit preliminary plans which define any proposed street types, public frontages, civic spaces, private frontates, and/or any regulated architectural components of the zoning overlay to the Technical Advisory Committee for review and comment.
(3) The Technical Advisory Committee, shall review the plans and accompanying documents to ascertain what development standard(s) will apply to the project, and determine general conformity with a defined district of Article XII.
(4) The Village's Technical Advisory Committee, will hold an advisory response meeting to a preliminary site plan and/or subdivision submission with regard to changes deemed advisable and with regard to the need for requesting relief from any provisions of the Village's Administrative and/or General Legislation prior to submitting an official site plan application to the Village Board.
(5) After the preliminary site plan submission and response process is complete, an official site plan application shall be prepared by the applicant or designated representative in keeping with §245-16 and in accordance with the provisions of Section 64.1B.

64.1B OFFICIAL PLAN SUBMISSION REVIEW

(1) After the required preliminary submission and response meeting outlined in Section 64.1A, formal application for site plan approval shall be submitted to the Building Department. The Building Department shall promulgate administrative procedures on submission requirements. The Department shall distribute submission documents to Village Board for review.
(2) All applications for site plan approval and for subdivision approval shall be referred by the Board of Trustees. After a determination that the application is complete, the plan submission will be forwarded to the Planning Board of the Village for its review. The Planning Board may submit an advisory report of findinngs to the Board of Trustees. Within 62 days after the date of the referral, the Planning Board shall submit any reports to the Board of Trustees, along with any recommendations for plan modifications and/or suggested conditions of approval.
(3) The Planning Board may, at its discretion, hold a public hearing on the application for site plan approval and/or the application for subdivision approval within the 62-day review period. Notwithstanding anything to the contrary in this zoning section, the failure of the Planning Board to submit its report to the Board of Trustees within the 62-day review period shall not preclude the Board of Trustees from rendering its decision on the referred application.

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64.1C ARTICLE AMENDMENTS

(1) Article XII may be amended from time to time in accordance with State Environmental Quality Review Act. Prior to adopting an amendment, the Mayor shall refer such proposed amendment(s) to the Planning Board and the Master Developer (if a Master Developer Agreement is in effect) for comment.

(2) If comments are not received within 30 days of such referral, the Village of Haverstraw may enact the amendment without receiving such comment. All such amendments shall be consistent with the most current Recommended Action Plan and the SEQRA Statement of Findings.

64.1E SITE PLAN AMENDMENTS

(1) Proposed amendments to site plans shall be presented first to the Village Planner, who shall determine whether they require an additional pre-submission conference, review, and approval by the Village Board (for major amendments) or an expedited review and administrative approval by the Village Planner (for minor amendments).

(2) The Technical Advisory Committee, with the approval of the Mayor, may establish and adopt criteria for determining the degree of change to a site plan that triggers the need for a new application and full approval process.

64.1F DURATION OF APPROVALS

(1) All site plans and/or subdivisions approved under the provisions of Article XII shall remain valid for a period of two years from the date of site plan approval and an applicant shall obtain necessary building permits and other approvals from permitting agencies and commence construction within such time period.

(2) Approvals shall expire after two years unless the applicant can show good cause for its failure to obtain a building permit, in which case an extension of up to one year may be granted by the Village Board. If construction is suspended for a period greater than six months, the Village Board shall be empowered to notify the applicant and revoke the suspension if such suspension is not found to be for good cause.

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SECTION 65.0 COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

(1) In accordance with the State Environmental Quality Review Act (SEQRA) and the regulation issued thereunder, the Village of Haverstraw has accepted and approved a Draft and Final Environmental Impact Statement (SEIS) and a Statement of Findings which analyze the potential environmental impacts of adoption of this Zoning Overlay. The Statement of Findings, summarizes the Village's findings on these potential impacts and establishes conditions and thresholds for development under this Article and the extent to which further SEQRA review may be required for site-specific impacts of projects to be built under the terms of this Article.

(2) The Findings Statement includes conditions and thresholds for defined district(s) within Article XII. All development within a defined district that is subject to SEQRA shall comply with the conditions and thresholds in the Findings Statement

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CHAPTER 245 - ARTICLE XII: SECTION 66 RESERVED

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CHAPTER 245 - ARTICLE XII: SECTION 67 RESERVED

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10/03/2023

CHAPTER 245 - ARTICLE XII: SECTION 68 DESIGN STANDARDS MANUAL

SECTION 68.1 INTENT AND PURPOSE

(1) In order to create buildings that contribute to the redevelopment and revitalization of the Village of Haverstraw as intended by the Village's Recommended Action Plan (Adopted on XX/XX Month and Day of 2023) and based on the Village of Haverstraw's input as documented, and to contribute to the long-term sustainability of the Village, street, frontage, and street wall design shall be guided by the standards contained in this Section, as well as the other Sections as defined in Chapter 245, Article XII.

(2) The primary purpose of this Section is to institute legally enforceable regulations pertaining to regulated design elements of Traveled Way, Public Frontages, and Private Frontages within the defined district(s) of the zoning overlay. Where guidelines are created, the purpose is to clarify the intent and ensure that the integrity of this Article is achieved through visual appeal of the public realm.

(3) Where terms "may", "can", "should", or their synonyms are used, the intent is to provide guidance to achieve the intent of this section.

(4) All applications for building construction are required to conform to applicable New York State Building Codes and other applicable local life safety ordinances, laws, and regulations. Other applicable local codes include Chapter 141 Flood Damage Prevention, Chapter 197 Stormwater Management and Erosion and Sediment Control, Chapter 150 Landmark and Historic Preservation, along with other codes enumerated by the Village as Administrative and General Legislation.

SECTION 68.2 STREET TYPE DESIGN STANDARDS

(1) The standards in this section apply to Streets, Access Lanes, Pedestrian Ways. Where appropriate it can also define features of Pedestrian Paths and Pedestrian Trails.

(2) Section 68.2(A) is a Table of Permitted (and prohibited) Private Frontages for Street Types A, B, C, D, E, & F.

(3) Section 68.3(A) is a Table of Permitted (and prohibitied) Private Frontages types for Pedestrian Paths.

(4) Pedestrian Trails are also shown in Table 68.3(A) but are not an applicable condition for establishing a Built-To--Line and/or for permitting Private Frontages.

(5) **Drive Lane**
All Drive Lanes on New Streets shall be 10 feet or as otherwise approved by the Village Board.

(6) **Access Lane**
All New Access Lanes should endeavor for a 10 foot width and/or serve dual a purspose as a Pedestrian Way.

(7) **Drainage**
(a) All New Roads shall utilize natural drainage or alternate systems (such as infiltration wells) as approved by the Village Board, provided that they are engineering feasible and ecologically sound and supported by the Village Engineer.

(8) **Cul-de-sacs**
Cul-de-sacs shall be prohibited unless a connection to a Pedestrian Way or Pedestrian Trail is provided at the terminus.

(9) **Bicycle Lane**
Where a Bicycle Lane is planned or intended, it will be incorporated into design as recommended by the Superintendent of Public Works.
(a) Bicycle Lanes shall be striped, singed, and marked.
(b) All Shared Lanes shall provide signage and markings.

(10) **Curb, Crosswalks, and Ramps**
(a) The Curb Return Radii should strive for achieving 8 feet to 12 feet on new streets, with an understanding that accomodations for larger effective turning radii shall be accomodated for the movements of emergency vehicles along critical response paths.
(b) Curbs can be rolling or flat where alternate drainage systems including bioswales are provided.
(c) Crosswalks shall be marked.
(d) Curb extensions with perpendicular curb ramps and landscaping shall be incorporated at crosswalks where possible.
(d) New and reconfigured streets shall meet ADA standards in all areas and features where feasible.

(11) **Center Medians**
When center medians are included in street types, they shall be designed in keeping with the shown dimentions for the street type.

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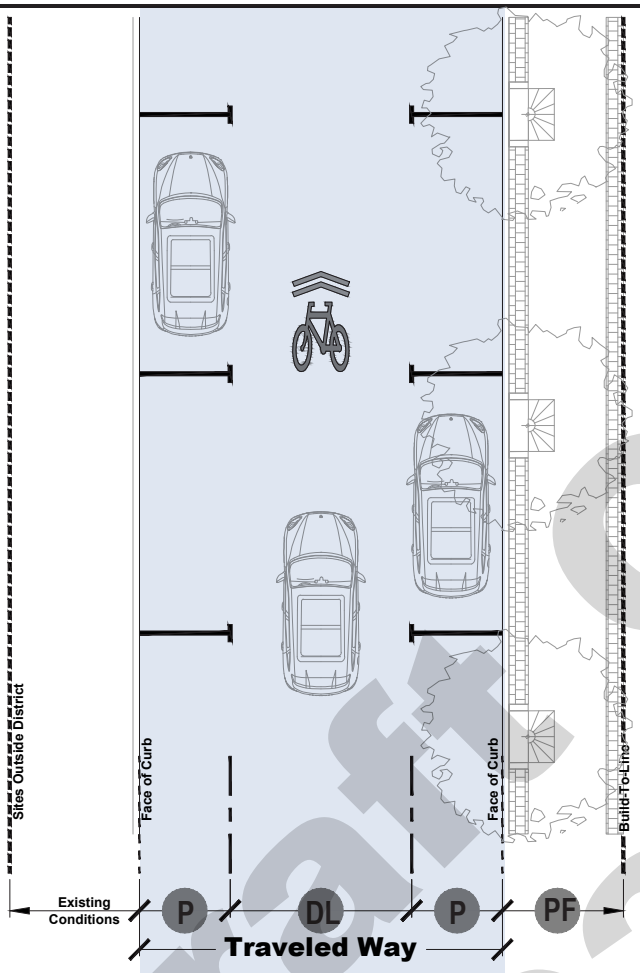
SECTION 68.2A TABLE OF PERMITTED PRIVATE FRONTAGES

STREET TYPE / FRONTAGE		PF-1 STOREFRONT	PF-2 ARCADE	PF-3 URBAN	PF-4 STOOP	PF-5 PORCH	PF-6 LIGHTWELL	PF-7 FORECOURT	PF-8 TERRACE
A-1	Street	P	P	P	X	X	X	X	X
B-1	Street	X	X	X	P	P	P	P	P
C-1	Street	X	X	X	P	P	P	P	P
D-1	Street	X	X	X	P	P	P	P	P
E-1	Square	P	P	P	X	X	X	P	P
F-1	Access/Way	P	P	P	X	X	X	P	P

P = Permitted
X = Prohibited
N/A = Not Applicable

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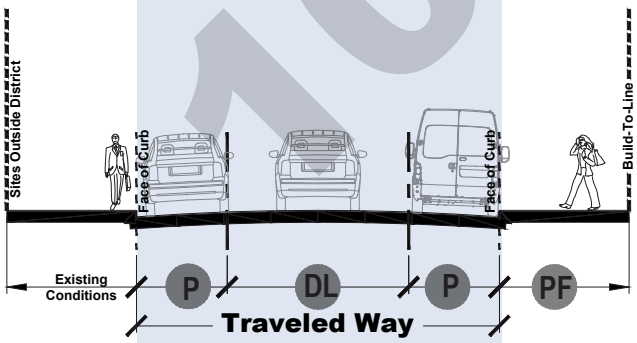
68.2B STREET A-1



Street with one-way travel, parallel parking both sides. Bicycles share Drive Lane

Minimum Street Section Widths

ID	Width	Description
DL	14’	Drive Lane (Shared Bike Lane)
P	7’	Parallel Parking
PF	9’	Public Frontage



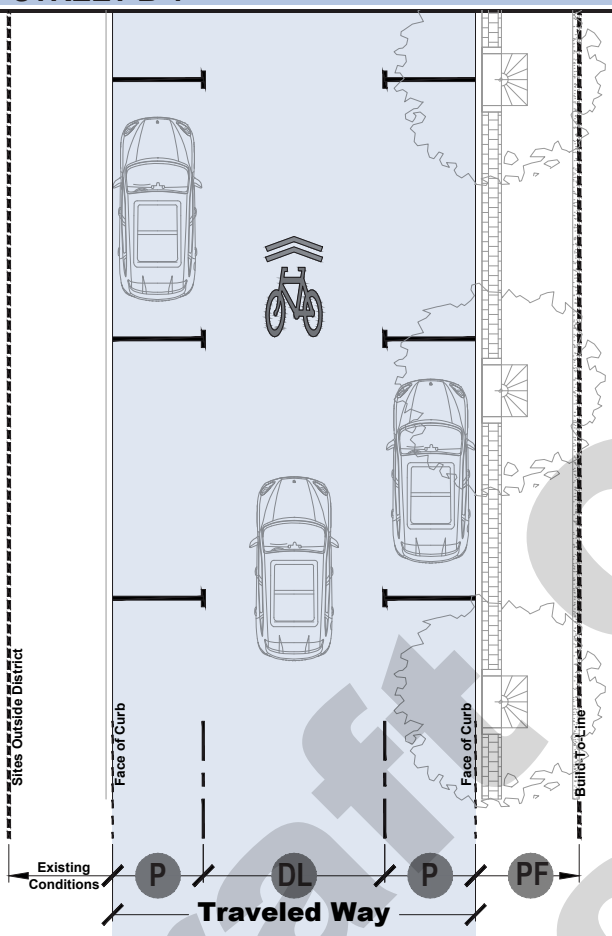
LEGEND

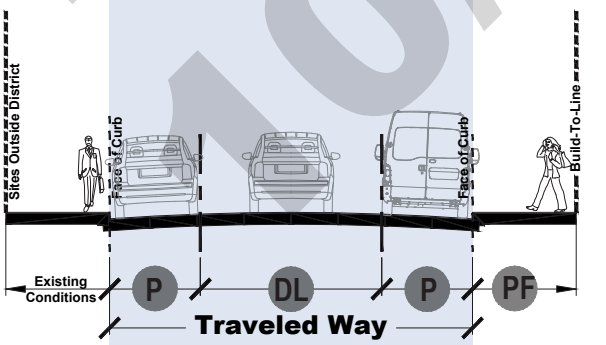
DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Traveled Way Shown in Blue

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68.2D STREET B-1





Street with one-way travel, parallel parking both sides. Bicycles share Drive Lane

Minimum Street Section Widths

ID	Width	Description
DL	14’	Drive Lane (Shared Bike Lane)
P	7’	Parallel Parking
PF	8’	Public Frontage

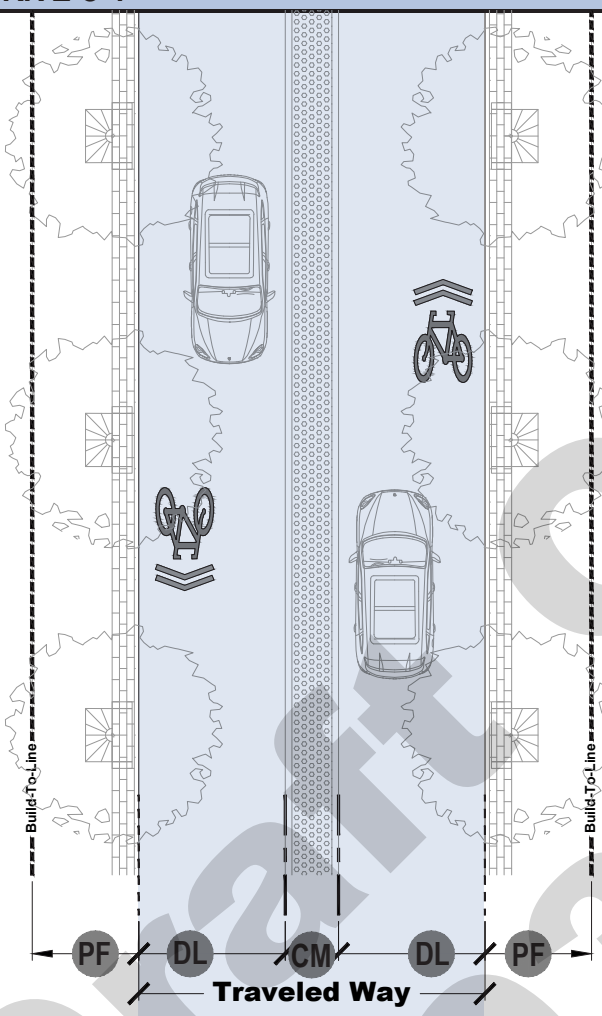
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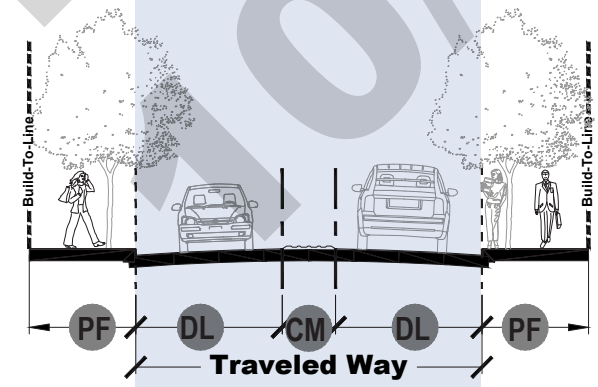
DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Traveled Way Shown in Blue

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68.2F DRIVE C-1





Street with two-way travel,
with center median.
No on-street parking.
Bicycles share Drive Lane.

Minimum Street Section Widths

ID	Width	Description
PF	7’-6”	Public Frontage
DL	11’	Drive Lane (Shared Bike Lane)
CM	4’	Mountable Center Median

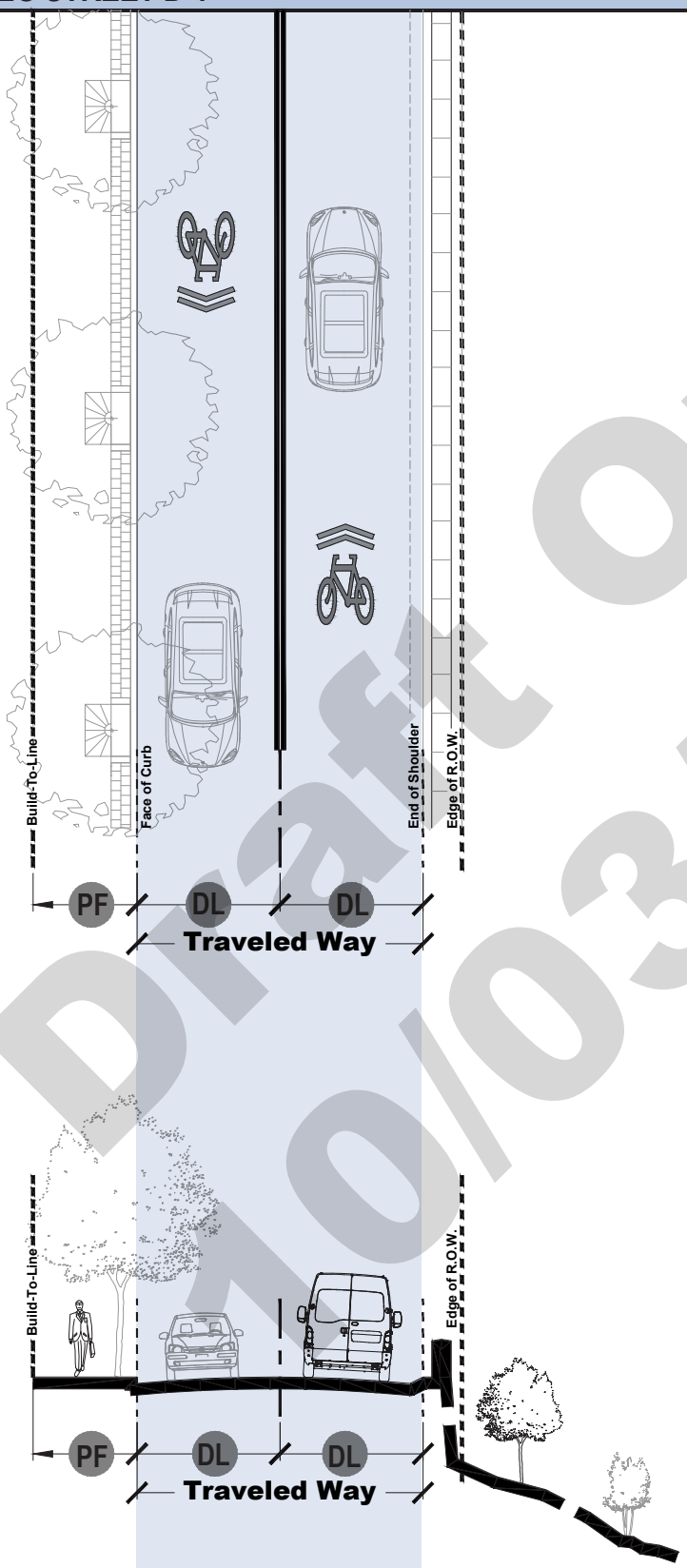
LEGEND

DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Traveled Way Shown in Blue

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68.2G STREET D-1



Street with two-way travel, no on-street parking. Bicycle Lanes not marked.

Minimum Street Section Widths

ID	Width	Description
DL	11’	Drive Lane
PF	10’-6”	Public Frontage (Shared Bike Lane)

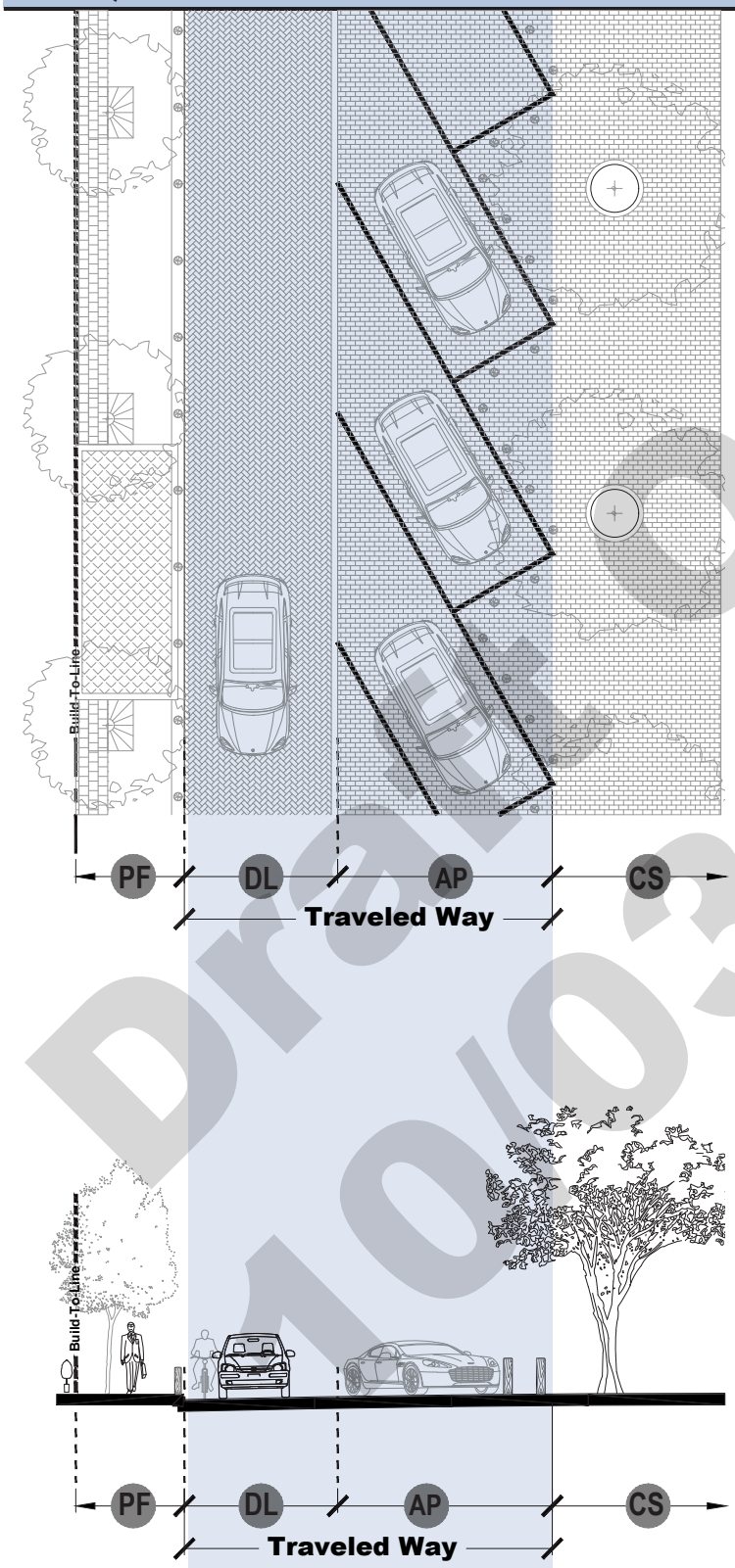
LEGEND

DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Traveled Way Shown in Blue

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68.2I SQUARE / GREEN E-1



Street with Square or Green in the center and one-way travel, with on-street angled parking. Bicycles share Drive Lane.

Minimum Street Section Widths

ID	Width	Description
PF	8'-6"	Public Frontage
DL	12'	Drive Lane
AP	16'-9"	Angled (30*) Parking
CS	Width Varies	

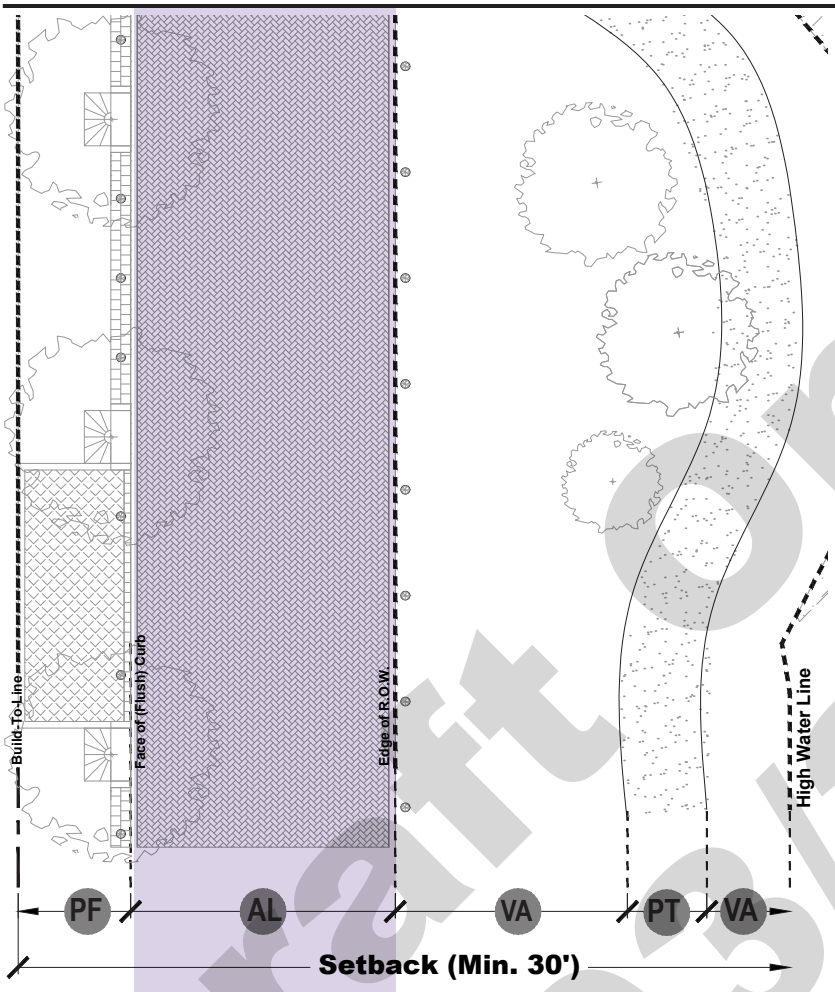
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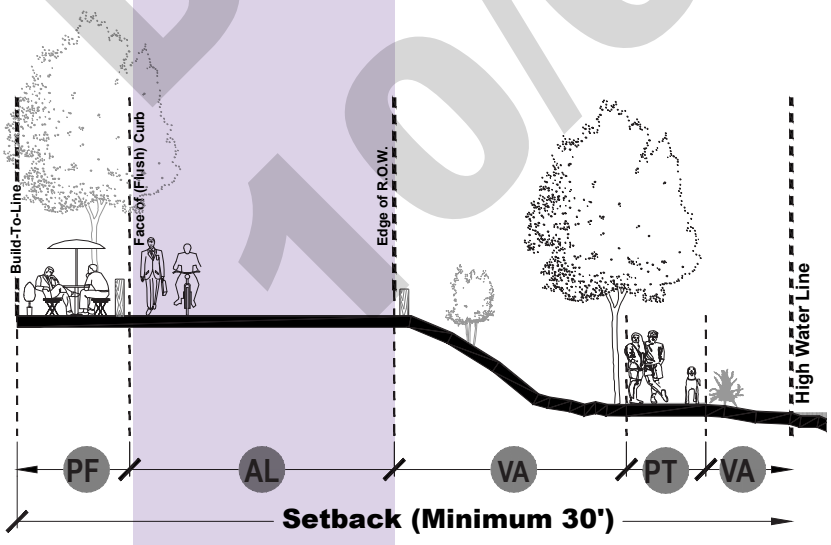
DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Traveled Way Shown in Blue

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68.2K ACCESS LANE / PEDESTRIAN WAY F-1





Emergency Access / Pedestrian Way, vehicular access limited, no on-street parking. Bicycles share Access Lane with Pedestrians.

Minimum Lane / Way Widths

ID	Width	Description
PF	8'-6"	Public Frontage
AL	20'	(Emergency Access Lane)
VA	(Varies)	Vegetaged Area
PT	8'	Pedestrian Trail

LEGEND

DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Access / Way Shown in Purple

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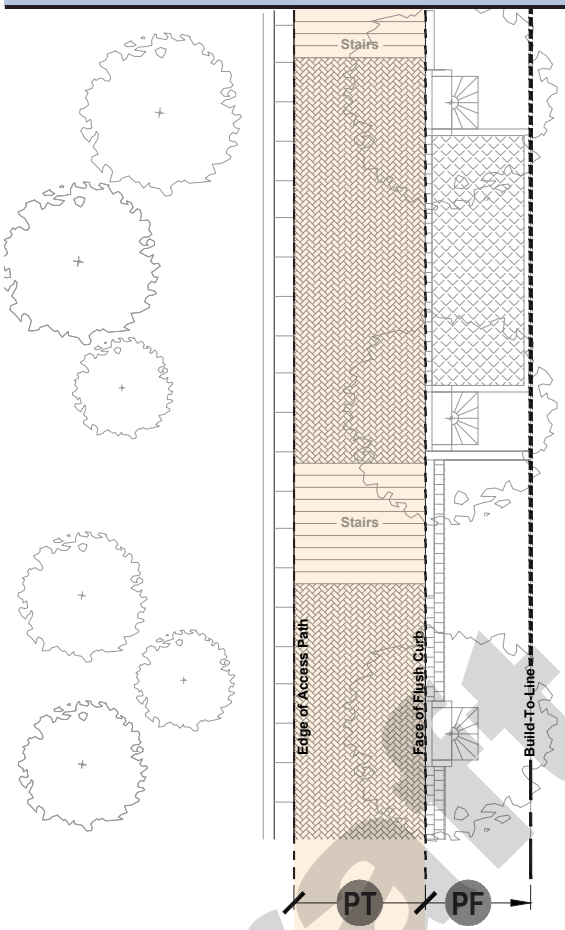
68.3A PEDESTRIAN PATH / TRAIL PRIVATE FRONTAGE ALLOWANCE TABLE

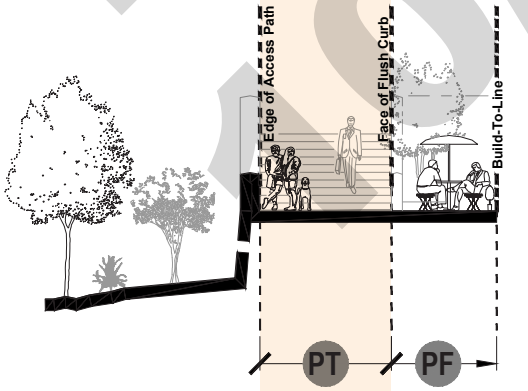
STREET TYPE / FRONTAGE		PF-1 STOREFRONT	PF-2 ARCADE	PF-3 URBAN	PF-4 STOOP	PF-5 PORCH	PF-6 LIGHTWELL	PF-7 FORECOURT	PF-8 TERRACE
P-1	Pedestrian Path	P	X	P	P	X	X	P	P
P-2	Pedestrian Path	P	X	X	P	P	X	P	P
T-1	Pedestrian Trail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
T-2	Pedestrian Trail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

P = Permitted
X = Prohibited
N/A = Not Applicable

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68.3B PEDESTRIAN PATH P-1





Pedestrian Path, either in public way or Acess Easement.

Minimum Pedestrian Path Widths

ID	Width	Description
PT	10’	Pedestrian Path
PF	8’-6”	Public Frontage (Transition Zone Only)

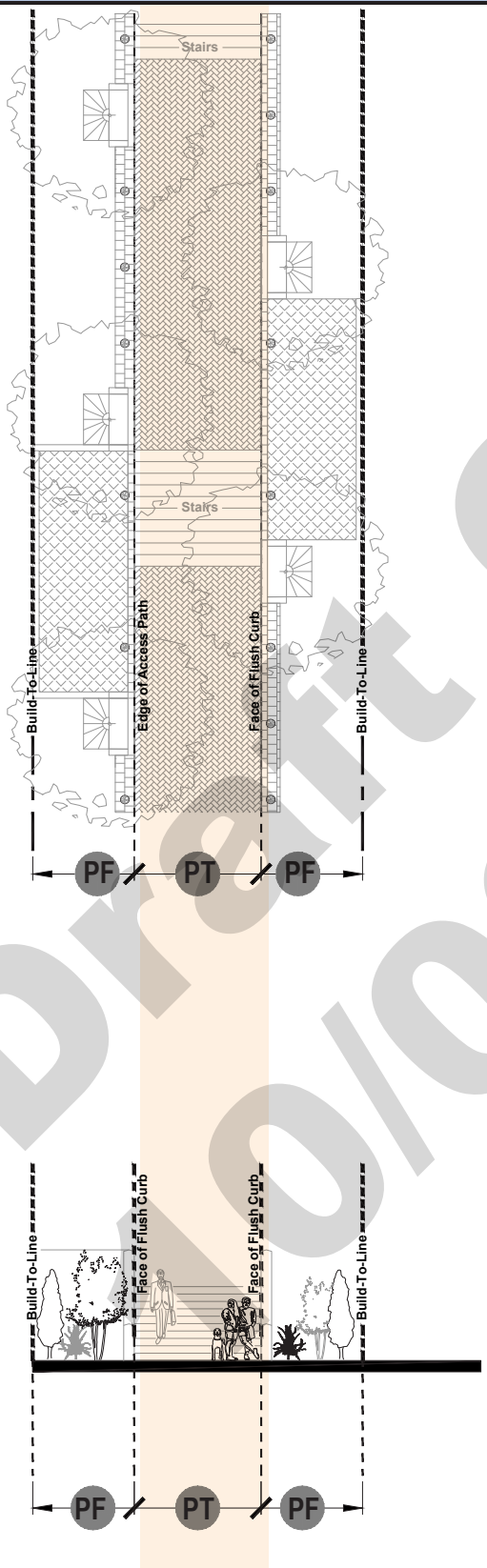
LEGEND

DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Pedestrian Path / Trail Shown in Yellow.

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68.3C PEDESTRIAN PATH P-2



Drive with two-way travel, no on-street parking. Bicycle Lanes as part of Multi-use Path or Trail.

Minimum Pedestrian Path Widths

ID	Width	Description
PT	10’	Pedestrian Path
PF	8’-6”	Public Frontage (Transition Zone Only)

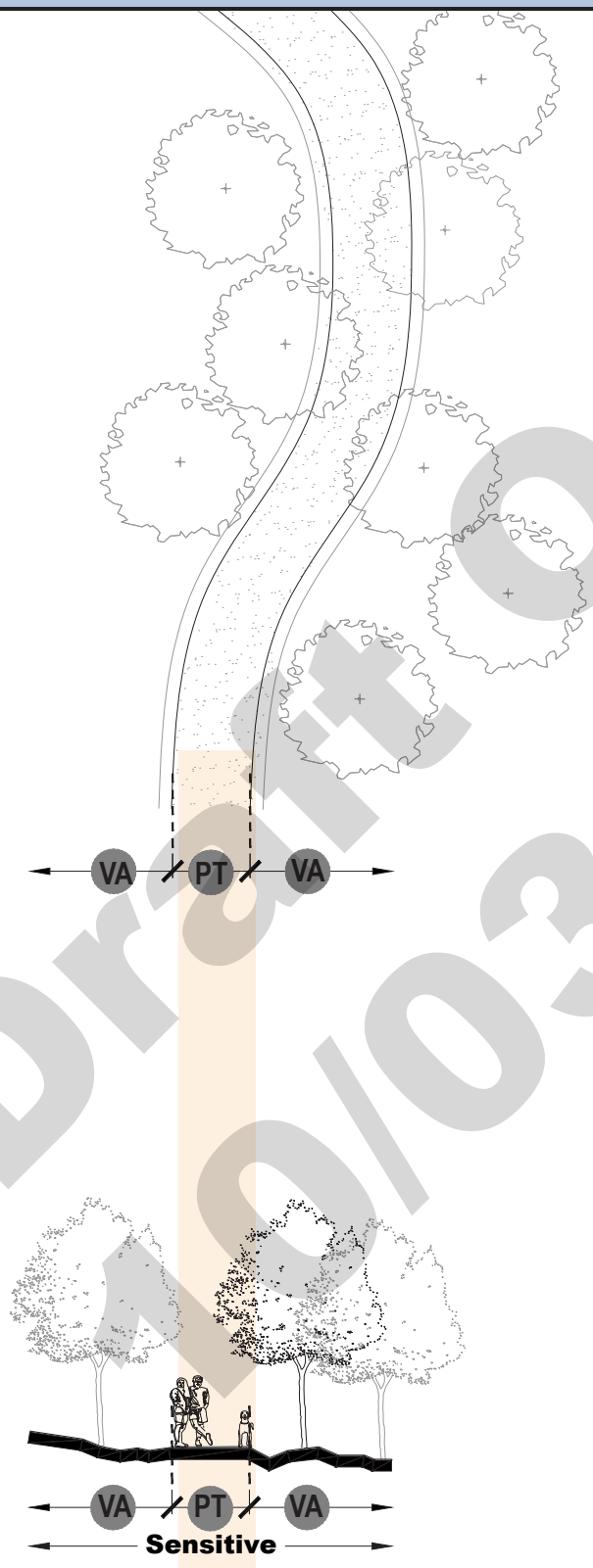
LEGEND

DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Pedestrian Path / Trail Shown in Yellow.

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68.3D PEDESTRIAN TRAIL T-1



Pedestrian Trail on sensitive environmental conditions. Trail either on public lands or private property with easement.

Minimum Pedestrian Trail Widths

ID	Width	Description
PT	8'-0" (Min.)	Pedestrian Trail
VA	(Varies)	Vegetative Area

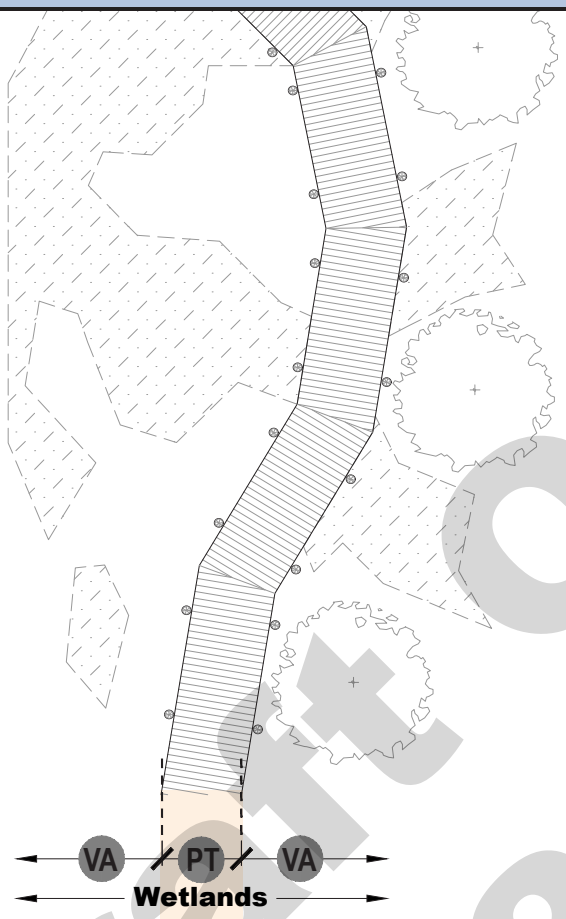
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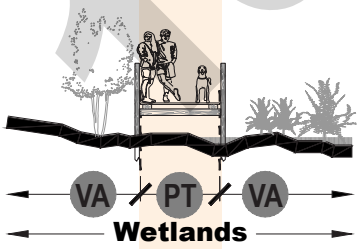
DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Pedestrian Path / Trail Shown in Yellow.

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68.3E PEDESTRIAN PATH T-2





Pedestrian Trail on wetland or over water conditions. Trail either on public lands or private property with easement.

Minimum Pedestrian Trail Widths

ID	Width	Description
PT	8'-0" (Min.)	Pedestrian Trail
VA	(Varies)	Vegetative Area

LEGEND

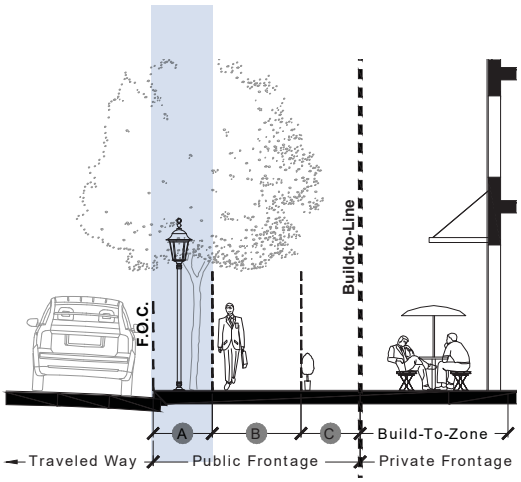
DL	DRIVE LANE	P	PARALLEL PARKING
CL	CENTER LANE	AP	ANGLED PARKING
AL	ACCESS LANE / WAY	CS	CIVIC SPACE
PF	PUBLIC FRONTAGE	PT	PEDESTRIAN PATH / TRAIL
VA	VEGETATED AREA	CM	CENTER MEDIAN PLAZA / MALL

Pedestrian Path / Trail Shown in Yellow.

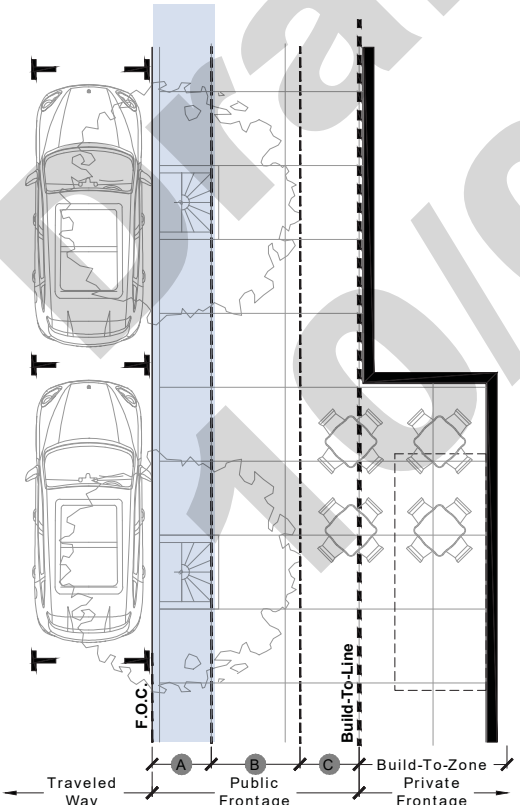
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SECTION 68.4 PUBLIC FRONTAGE DESIGN STANDARDS

SECTION 68.4A LANDSCAPE AND FURNISHING ZONE DESIGN STANDARDS



LANDSCAPE AND FURNISHING ZONE	A
PEDESTRIAN CLEARWAY	B
TRANSITION ZONE	C



(a) The intent of the Landscape and Furnishing Zone is established in Section 63.4C and minimum dimensional regulations are provided in Section 63.2B Table of Standards.

(b) Street trees shall be planted within the Landscape and Furnishing Zone, using best tree planting practices

[1] The distance between the planted trees shall be at intervals best suited for the approved species and in coordination with the function and design of the adjacent parking type.

[2] Planted trees shall be of an approved species grown under the same climatic conditions, free of insect pests and disease, suitable for street use and durable under the maintenance contemplated.

[3] Planting shall consist of native species where possible and practical.

[4] Tree size shall be set by the Village Engineer.

[5] Trees can be planted in Tree pits where Storefronts are required or provided and the paved sidewalk extends to the street.

[a] Tree pits shall be minimum 3'6" in size

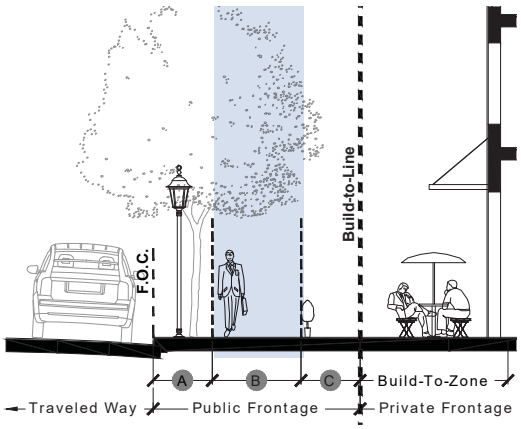
[b] Tree pits shall provide grates where Store fronts are required in the Planned Development District, as indicated on District Standards Map

[c] Tree pits can be exchanged for Verge, where raingarden, bioretention or vegetated swale is provided.

[6] An exception to tree planting requirement may be considered by the Board where native woodlands and understory plants are deemed a desirable component of the localized landscape worthy of natural resources protection, and where the introduction of formal street trees form an alien intrusion into such landscapes.

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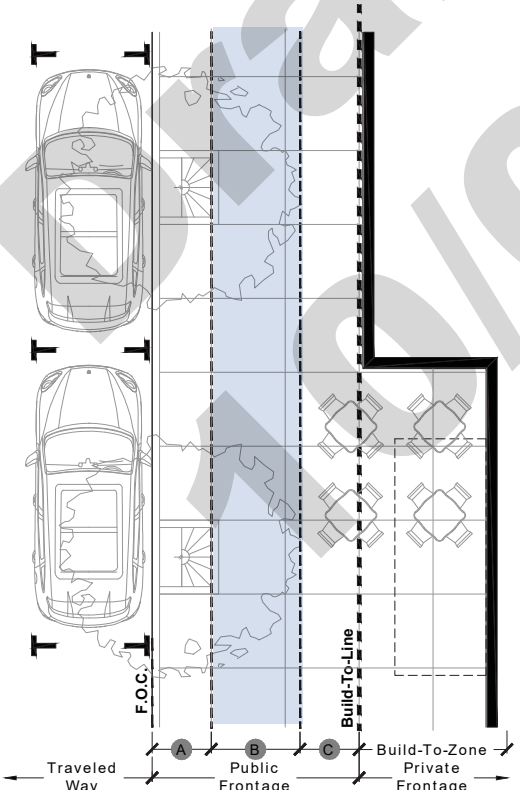
SECTION 68.4B PEDESTRIAN CLEARWAY DESIGN STANDARDS



LANDSCAPE AND FURNISHING ZONE A

PEDESTRIAN CLEARWAY B

TRANSITION ZONE C



(a) The Pedestrian Clearway is the area of the Public Frontage allowing for a clear passage of pedestrians of a minimum dimensional regulations provided in Section 63.2B Table of Standards.

(i) Pedestrian Clearway shall connect to extended areas of sidewalk in Landscape and Furnishing and Transition Zones, where provided, to create larger sidewalk areas that extend from the curb to the face of the buildings.

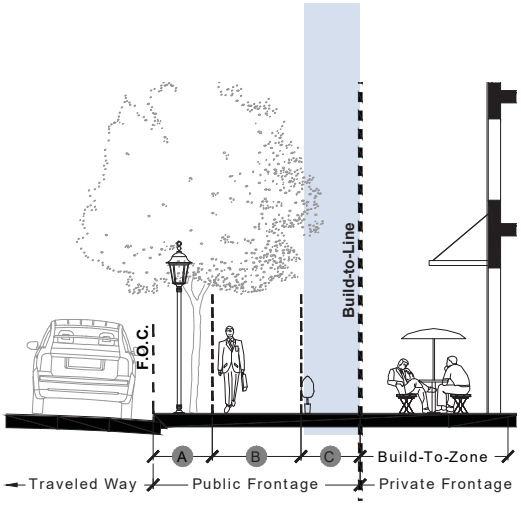
(ii) Pedestrian Clearway shall to the extent possible align with street crossings.

(b) Where constructed of different materials, Pedestrian Clearway shall provide a surface that is leveled, without breaks, at slopes per ADA requirements.

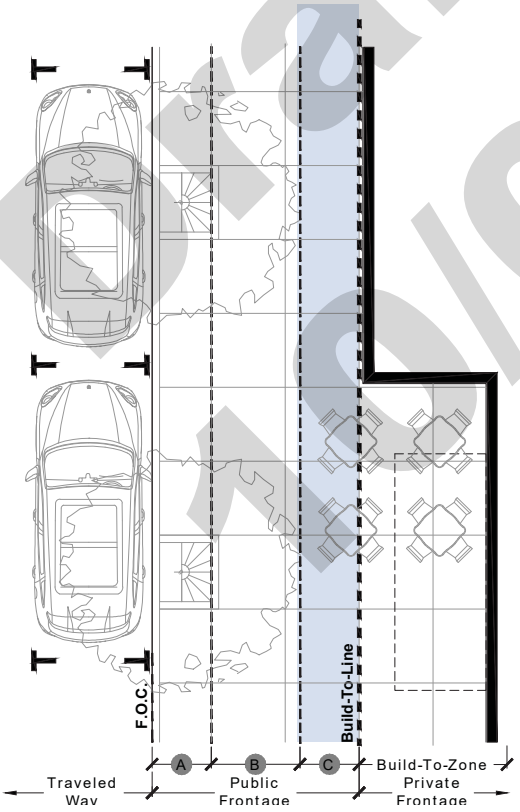
(c) Pavement materials shall be approved by the Village Board.

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SECTION 68.4C TRANSITION ZONE DESIGN STANDARDS



LANDSCAPE AND FURNISHING ZONE — A
PEDESTRIAN CLEARWAY — B
TRANSITION ZONE — C



(a) The intent of the Transition Zone is established in Section 63.2C and minimum dimensional regulations are provided in Section 63.2B Table of Standards.

(b) Transition zone provides for variations within Private Frontage conditions, to best accommodate for change in building use and building facade movement as permitted by Section 63.2B Table of Standards.

(c) Transition Zone shall provide for storefront interaction area and allow for Active Edge requirements per Section 63.4E(5) Active Edge Frontage Requirements.

(d) At building entrances:

(i) Transition Zone shall ensure flush connection between the Pedestrian Clearway and building entryway as required by ADA standards.

(ii) Transition Zone shall ensure that entryway door operation or building fixtures and signage does not encroach into Pedestrian Clearway

(e) Tables and seating furniture are permitted within this area for extended outdoor dining or resting areas.

(f) Temporary product displays are permitted if not encroaching into the Pedestrian Clearway and are removed at the close of each business day.

(c) Landscaping of Transition Zone is encouraged and shall be set by the Village Engineer.

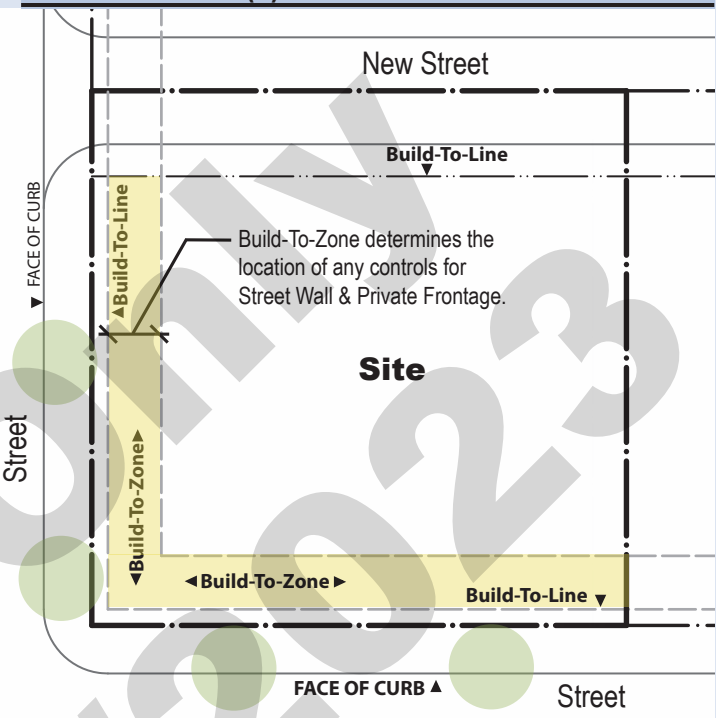
Draft Only 10/03/2023

SECTION 68.4D SITE LAYOUT ILLUSTRATIONS

SECTION 68.4D(1) SITE LAYOUT

a. Site layout is for reference only, to assist applicants in applying the standards for the Downtown Overlay Zone. The figures in this section are provided as a courtesy to applicants and do not supersede or modify the standards established in other sections of Article XII.

SECTION 68.4D(2) SITE LAYOUT DIAGRAM



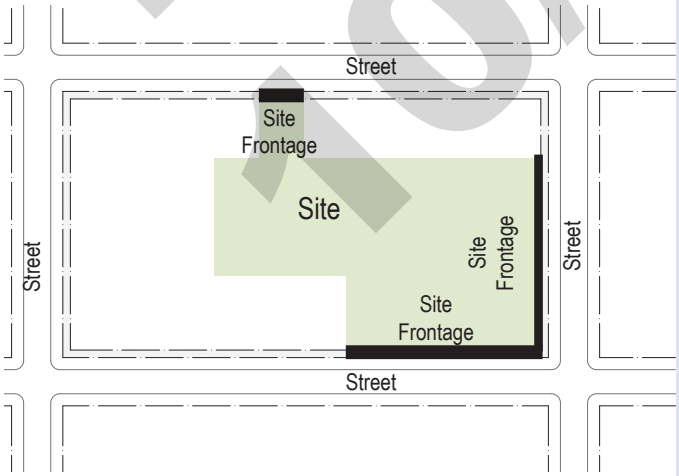
SECTION 68.4D(3) SITE FRONTAGE

FRONTAGE, SITE

The length of a Site fronting on a Street or Pedestrian Way, measured in feet along the Build-To-Line.

FRONTAGE, TOTAL SITE

The sum of all Site Frontages facing one or more Streets, measured in feet, located on one contiguous Development Site, excluding frontages along Pedestrian Ways.



SECTION 68.4D(4) FREQUENT ENTRYWAYS



Draft only 10/3/2023

SECTION 68.4D SITE LAYOUT ILLUSTRATIONS

SECTION 68.4D(5) BUILD-TO-ZONE CORNER

a. Whereas the Face of Curb is a control for establishing the Build-To-Line and susequently the Build-To-Zone for Private Frontages, some additional controls for corners may be needed.

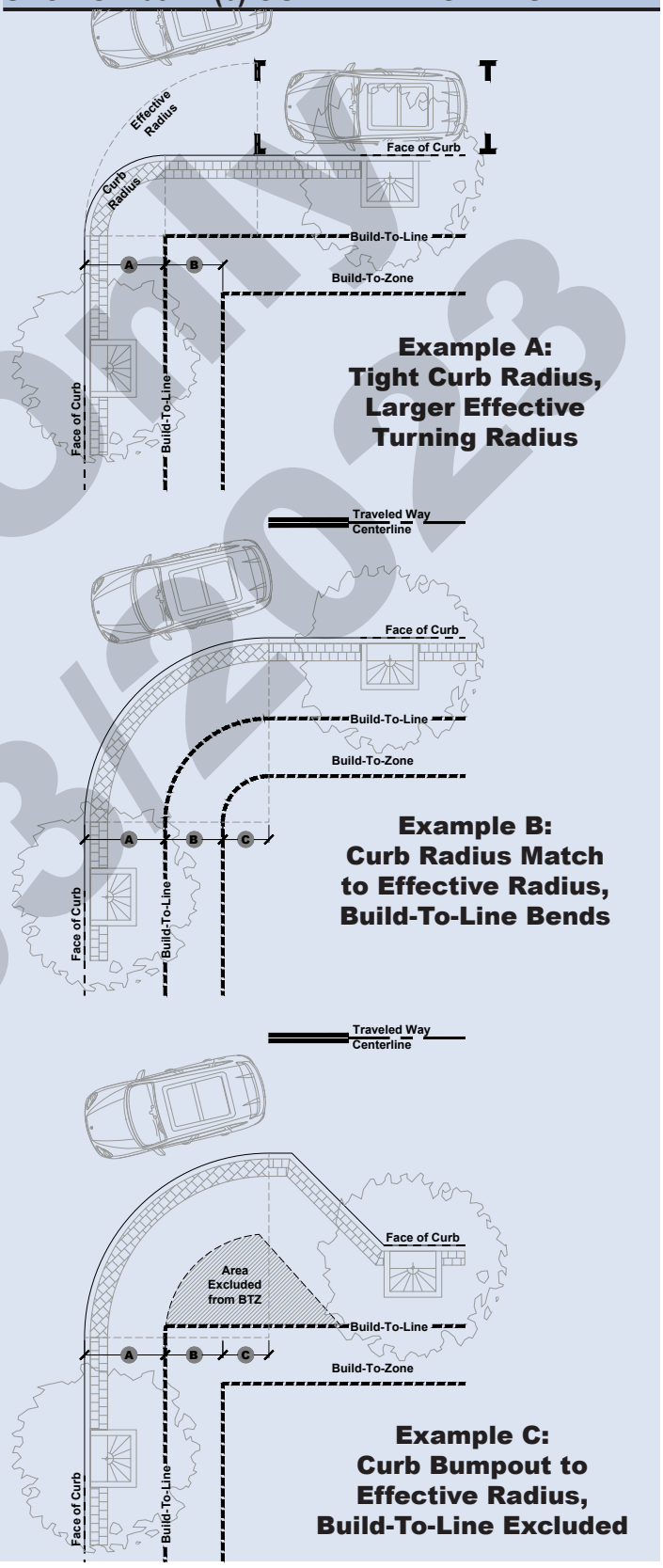
b. The corner diagrams in Section 68.4D(6) give three examples of how an Effective Radius and Curb Radius interact with the Build-To-Line.

[1] Example A illustrates a Traveled Way with on-street parking between the Drive Lane (or Access Lane) and the Face of Curb. This condition creates a larger Effective Turning Radius than the Curb Radius which allows for more flexibility in how the movement of larger vehicles can be accomodated. In this condition, the Build-To-Line and Build-To-Zone are typically unchanged from the normal location.

[2] Example B illustrates how a larger Curb Radius can conincide with the Effective Radius of the Traveled Way. In any condition where the Curb Radius exceeds the width of the Public Frontage (shown as "A" dimension string), then a Radius of the Build-to-Line will be introduced to maintain a parallel width between the Face of Curb and the Build-To-Line. Under these conditions, the Build-To-Zone maintains a width from the Build-To-Line as defined in this Article.

[3] Example C illustrates how a Face of Curb can bump out towards the center of a Traveled Way (typically when on-street parking ends). Under these corner conditions, the Build-To-Line will not follow the bumped out portion of a Curb. Where a bumped out curb exists at a corner, the Build-To-Line will maintain a location consistent with the normal Face of Crub condition. In other words, the area that would be created from a change in Curb location at a bump out, is excluded from the Build-To-Zone.

SECTION 68.4D(6) CORNER DIAGRAMS



Draft Only
10/03/2023

SECTION 68.5 CIVIC SPACE DESIGN STANDARDS

(1) The following programming and design considerations, among others, shall be evaluated for Civic Spaces by the Planning Board in making their recommendation to the Village Board:

(a) Solar orientation of Civic Space
(b) Amenities such as water features, public bathrooms, informational kiosks, drinking fountains, play & entertainment areas
(c) Facilities for the use, retention and recharging of rainwater
(d) Public access and likelihood of use
(e) Seasonal programming of the space
(f) Intensity of adjacent private frontage(s).

(2) To qualify for designation as a Civic Space each proposed Public Civic Space or Privately Owned Civic Space must comply with one of the following permitted Civic Space Types and fulfill the requirements associated with that Civic Space:

(A) Plaza - See 68.5A
(B) Corner Plaza - See 68.5B
(C) Piazza - See 68.5C
(D) Square - See 68.5D
(E) Green - See 68.5E

68.5A PLAZA



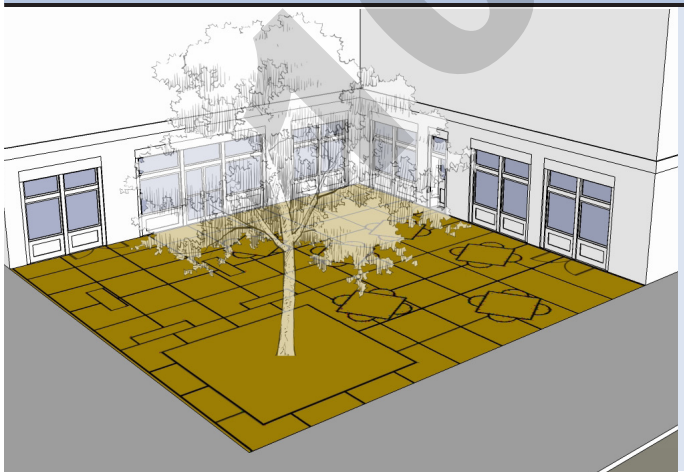
[1] The Civic Space Type fronting on A or B Street or Pedestrian Way with established Frontage, framed by buildings on 3 sides.

[2] Plaza shall be designed to match importance of the adjacent A Street or Pedestrian Corridor, and contain Private Frontages as permitted on those Streets and Corridors.

[3] The intensity of its areas are typically expressed through more intensively used “harder” landscaping.

[4] Provide at grade access to buildings with commercial uses.

68.5B CORNER PLAZA



[1] The Civic Space Type fronting on A or B Streets or Pedestrian Way with established Frontage, framed by buildings on 2 sides.

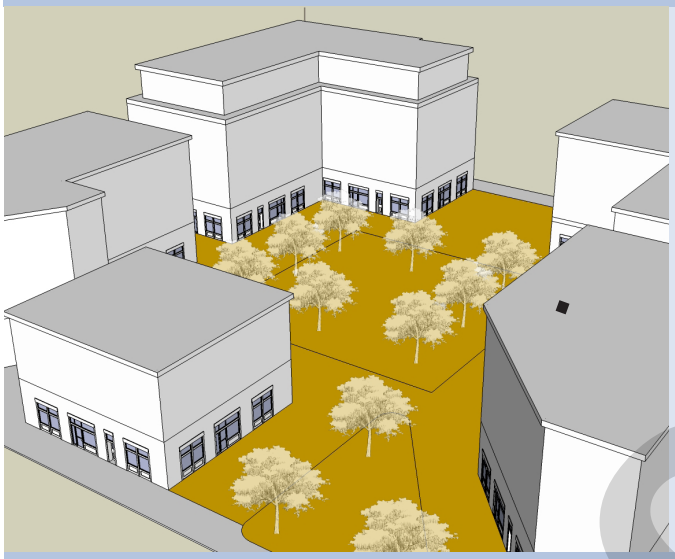
[2] Corner Plaza shall be designed to match importance of the adjacent Streets or Pedestrian Corridors, and contain Private Frontages as permitted on those Streets and Corridors.

[3] The intensity of its areas are typically expressed through more intensively used “harder” landscaping.

4] Provide at grade access to buildings with commercial uses.

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68.5C PIAZZA



[1] The Civic Space Type placed within a Block, framed by buildings on at least 3 sides and providing Public Frontage on more than 1 side, in addition to Frontages satisfying requirements at Block perimeter.

[2] Piazza is a highly active public place programmed with retail, restaurant, hospitality, entertainment, cultural and/or civic uses.

[3] The significance and intensity of a its areas is typically expressed through more intensively used "harder" landscaping.

[4] The Piazza must connect to at least 3 perimeter streets directly or via other civic spaces.

[5] Provide at grade access to buildings with commercial uses.

68.5D SQUARE



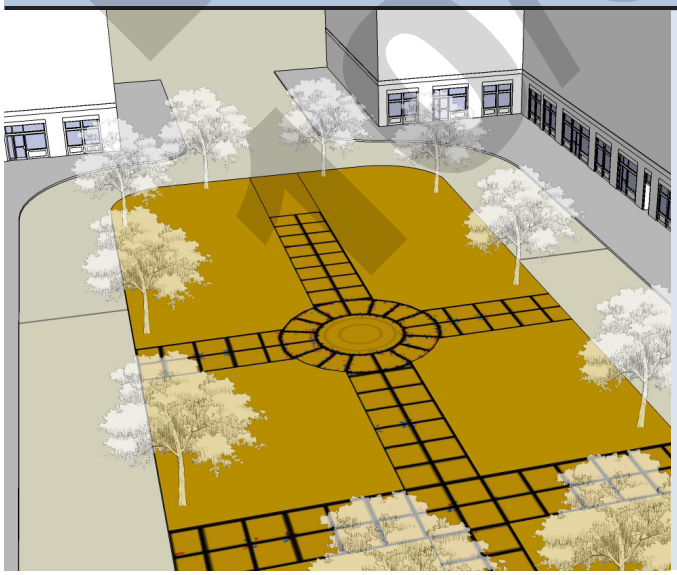
[1] The Civic Space Type surrounded by streets on at least 3 sides, that forms focal points in the public space network, featuring a community gathering place with trees, paved area, sitting area.

[2] Square tends to be more formal and urban in nature, in contrast to a Green.

[3] Square and may have a cultural, civic or commercial building generally open to the public and activating its use.

[4] Provide at grade access to buildings with commercial uses.

68.5E GREEN



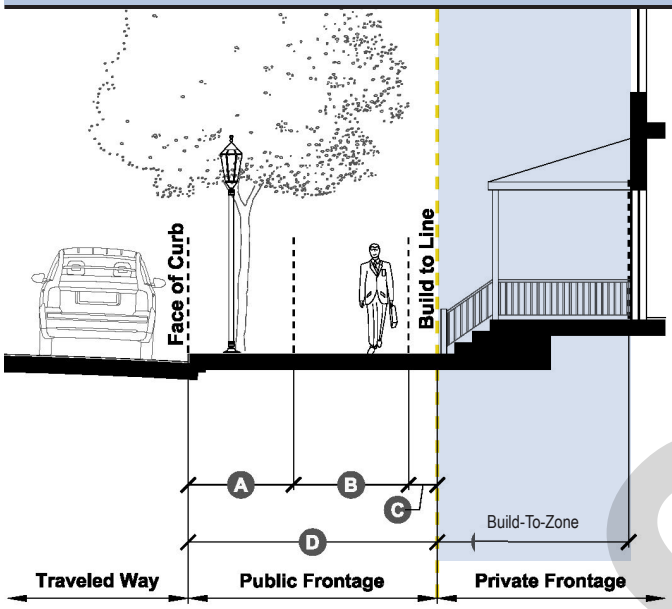
[1] The Civic Space Type surrounded by streets on at least 2 sides featuring a community gathering place with trees, paved area, sitting area and may have a cultural, civic or commercial building generally open to the public.

[2] Green tends to be less formal and urban in nature, in contrast to a Square, with more "soft" landscaped areas.

[3] Green may provide structures (e.g. gazebo) and furnishing for public use, active recreation areas, playgrounds and similar.

Draft Only 12/03/2023

SECTION 68.6 PRIVATE FRONTAGE DESIGN STANDARDS



(1) The Standards for Private Frontage Types, as regulated by Street Types, are provided in 63.2B Table of Standards.

(2) All sites in Planned Development District shall endeavor to create an Active Edge along streets and sidewalks, with intensity appropriate for the most intense Riverside District

(a) Active Edge shall be achieved through the design and frequent placement of entryways and increased clear glazing to promote pedestrian activity and commerce.

(b) The architectural design for the ground floor street level shall provide entryways no further than 80 feet from the end of the Street Wall and the edge of each entryway shall be no greater than 80 feet from an adjacent entryway as measured along the Build-To-Line.

(3) The first story of all Street Walls shall provide a minimum area of window glazing according to standards established in 63.2B Table of Standards

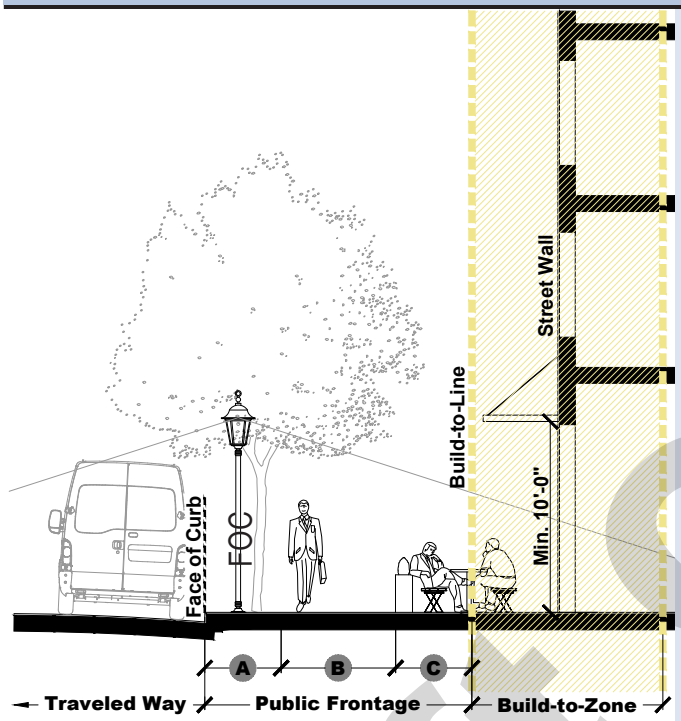
(a) The window glazing shall be clear, transparent glass.

(b) Minimum Clear Glazing shall be measured at specified heights above sidewalk where maximized transparency is required

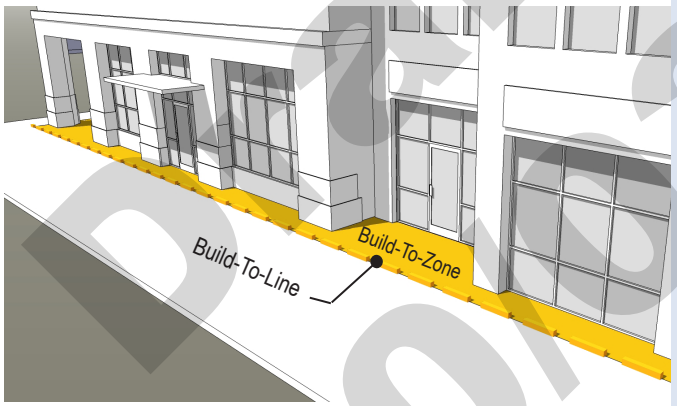
(c) The Glazing area percentage shall be determined by measuring the Glazing surface area divided by the surface area of the Street Wall located between the first floor elevation and the ceiling of the second floor.

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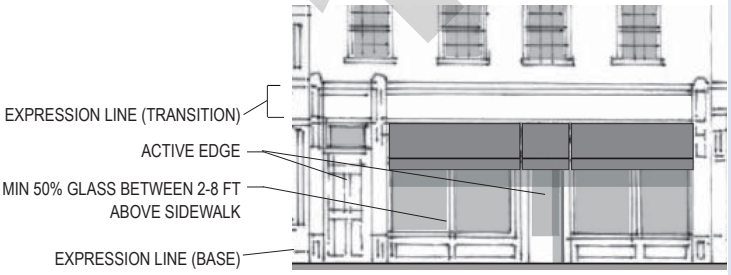
68.6A STOREFRONT FRONTAGE PF-1



68.6A (1) - Storefront frontage



68.6A (2) - Storefront frontage Build-To-Zone



68.6A (3) - Storefront frontage Build-To-Zone

Storefront Frontage PF-1

Allowed frontage edging elements

EE-1 EE-4 EE-5

Glazing requirement

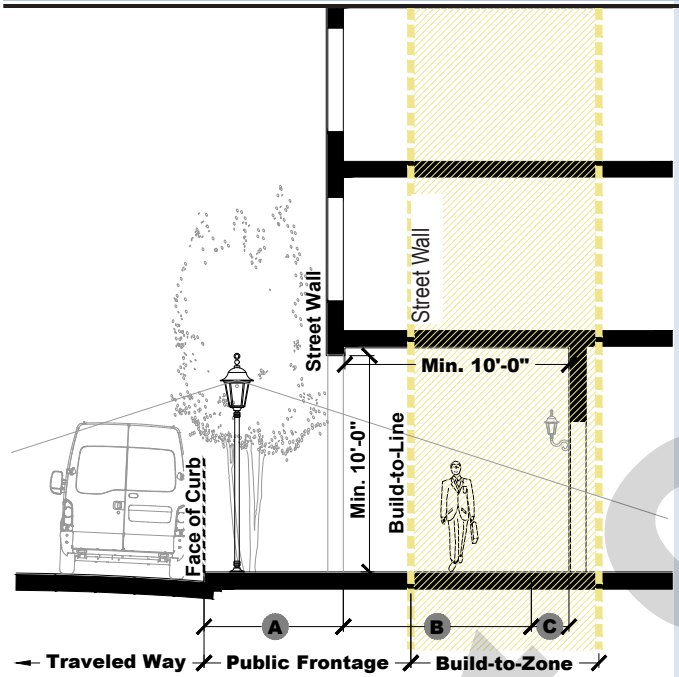
A minimum of 50% of the street-level, street facing building area located between 2' & 8' above the sidewalk shall provide clear, non-reflective glass.

Function of the Build-To-Zone (BTZ)

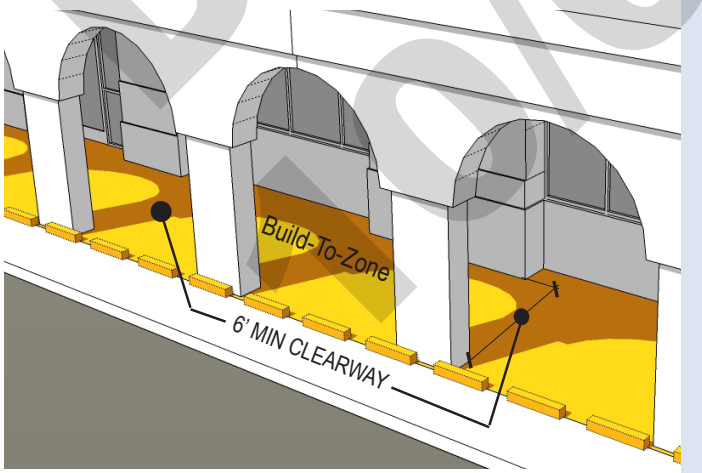
(a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
(b) Allows for facade articulation and inclusion of recessed building elements.
(c) Allows for alignment with existing neighboring buildings.

Draft Only 10/03/2023

68.6B ARCADE FRONTAGE PF-2



68.6B (1) - Arcade frontage



68.6B (2) - Arcade frontage

Arcade Frontage PF-2

Building Street Wall shall remain within the Build-To-Zone if structural columns are placed outside of the Build-To-Zone, up to the Front Line, as permitted by the Village Board

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-4 EE-5

ARCADE CLEARWAY REQUIREMENT

a) A clear distance for pedestrian access between the outer and inner arcade elevations shall be minimum 6 feet.

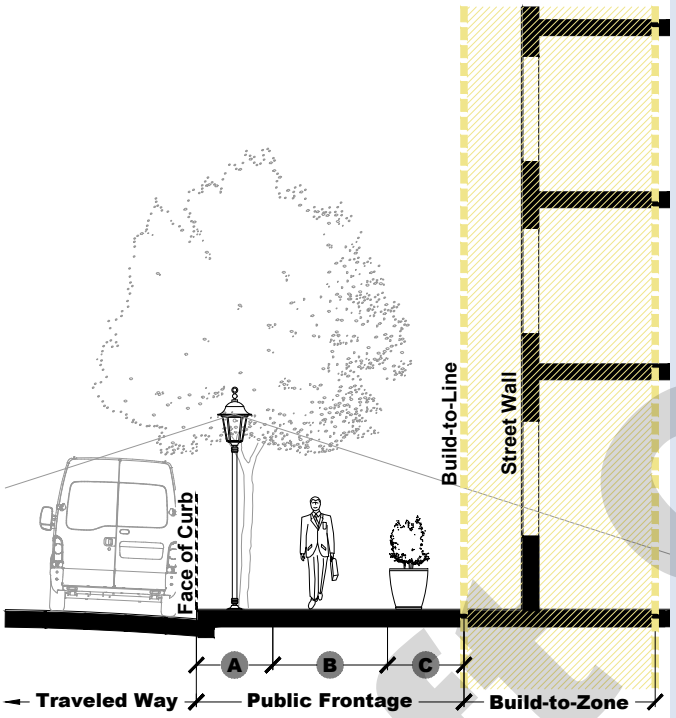
b) A clear vertical height between sidewalk and the arcade ceiling shall be 10 feet

GLAZING REQUIREMENT

(a) A minimum of 50% of the street-level, street facing building area recessed behind structural arcade elements (posts or columns) located between 2' & 8' above the sidewalk shall provide clear, non-reflective glass.

Draft Only 10/03/2023

68.6C URBAN FRONTAGE PF-3



68.6C (1) - Urban frontage



68.6C (2) - Urban frontage

Urban Frontage PF-3

ACTIVE EDGE REQUIRED - DOOR SEPARATION DISTANCE 50' MAX

ALLOWED FRONTAGE EDGING ELEMENTS

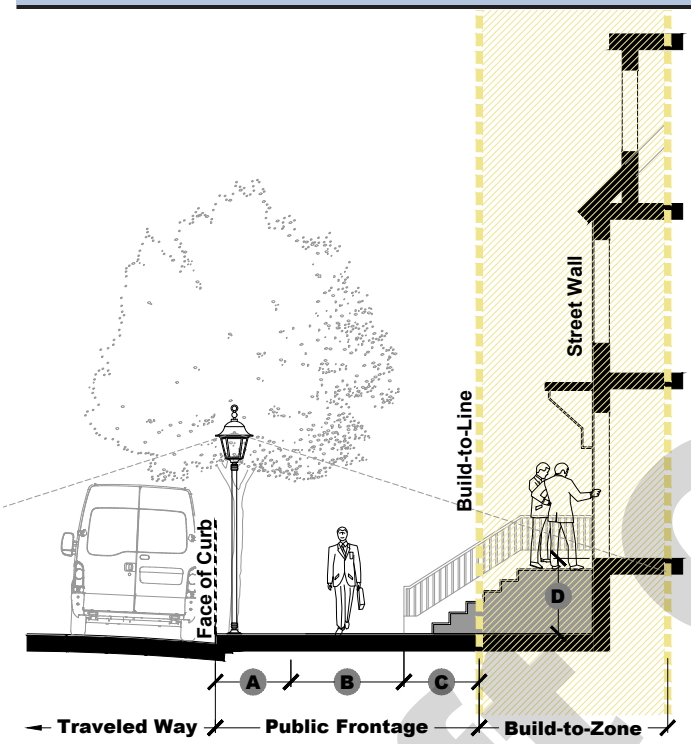
EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

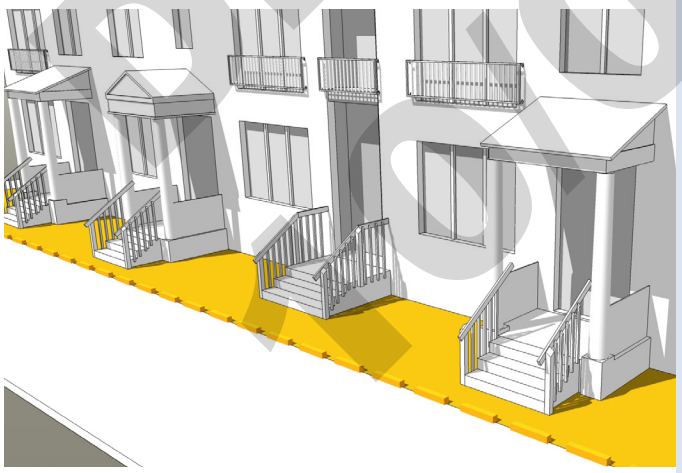
A minimum of 40% of the street-level, street facing building area located between 2' & 10' above the sidewalk shall provide clear, non-reflective glass.

Draft Only 10/03/2023

68.6D STOOP FRONTAGE PF-4



68.6D (1) - Stoop frontage



68.6D (2) - Stoop frontage

Stoop frontage PF-4 defines residential frontages with elevated entrance. Up to three stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g. rain gardens).

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

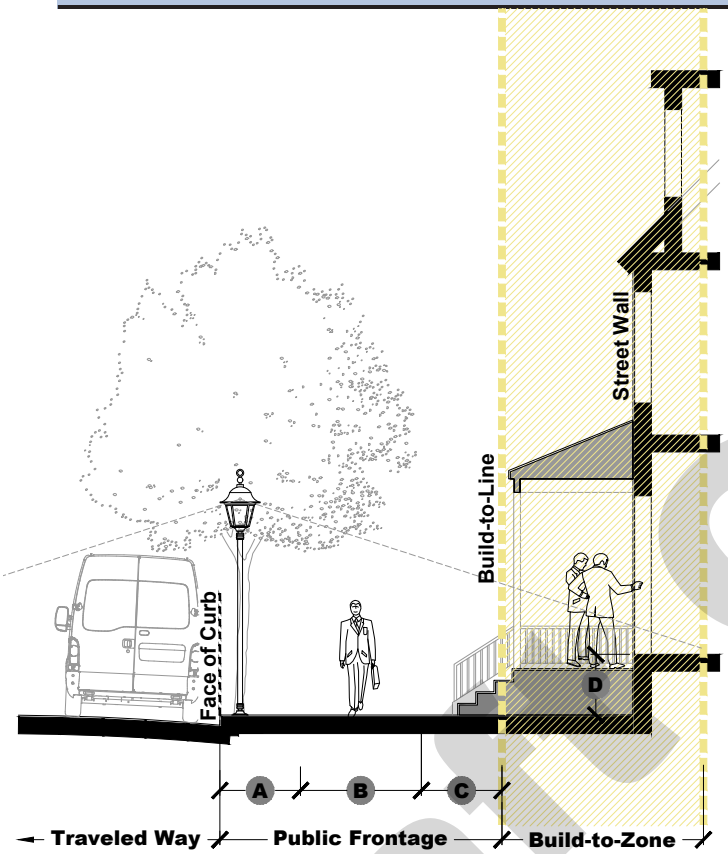
(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD-TO-ZONE (BTZ)

(a) Allows for entrance alcoves.
(b) Allows for facade articulation and inclusion of pronounced and/or recessed building elements.
(c) Allows for alignment with existing neighboring buildings.

Draft only 10/31/2023

68.6E PORCH FRONTAGE — PF-5



68.6E (1) - Porch frontage

Porch frontages PF-5 defines residential frontages with elevated entrance. Up to three stair raisers can be placed within transition zone, and the ground plane within the BTZ can be hardscape continuation of sidewalk or landscaped (e.g. rain gardens).

PERMITTED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13 above the sidewalk shall provide clear, non-reflective glass.

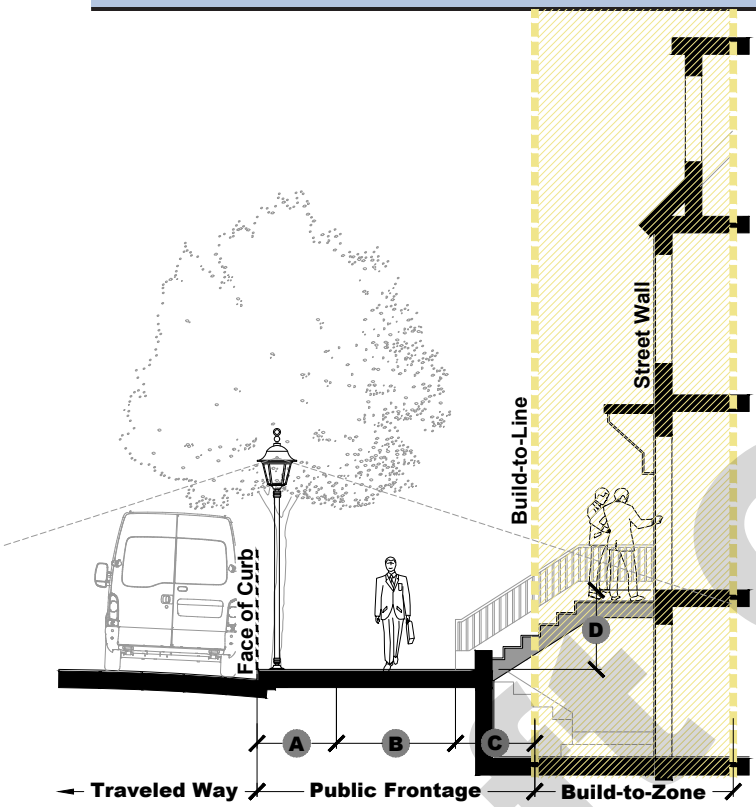


68.6E (2) - Porch Frontage

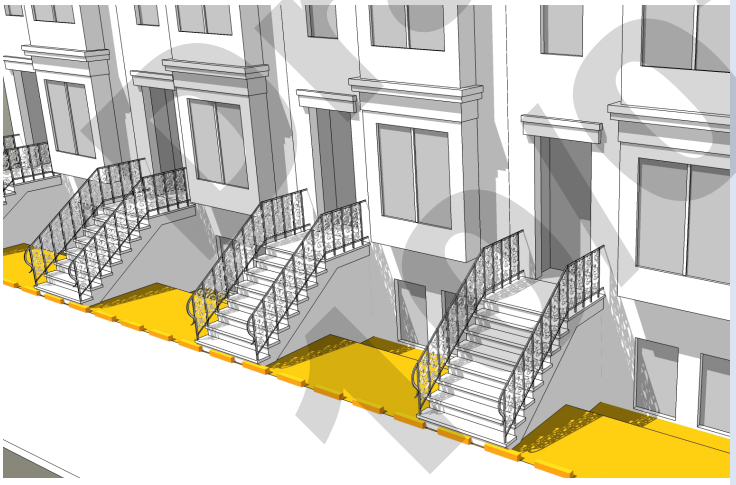
Draft Only 10/03/2023

68.6F LIGHTWELL

PF-6



68.6F (1) - Lightwell Frontage



68.6F (2) - Lightwell Frontage

Lightwell frontage PF-6

FRONTAGE EDGING ELEMENTS ALLOWED

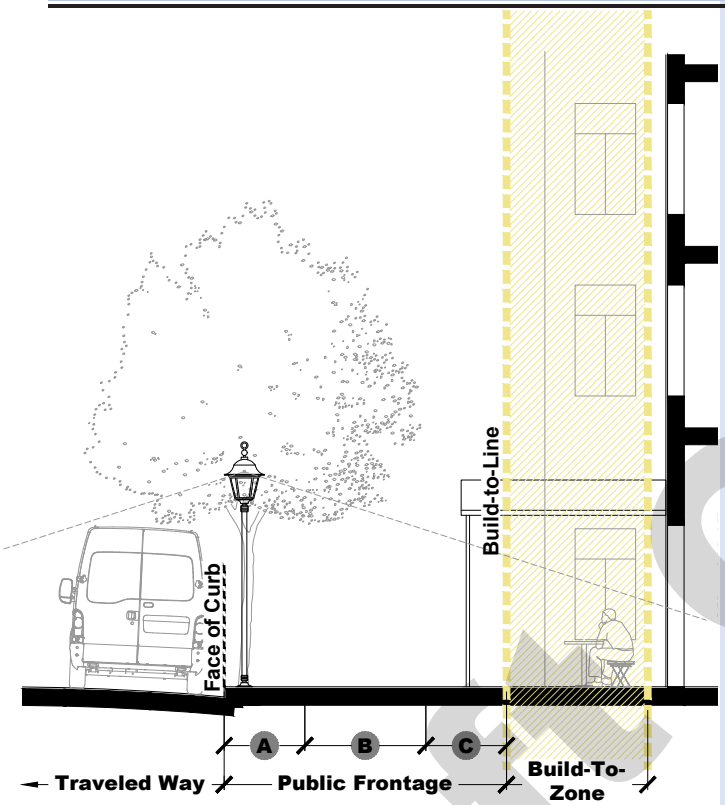
EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 7' above the sidewalk shall provide clear, non-reflective glass.

Draft Only 10/03/2023

68.6G FORECOURT FRONTAGE PF-7



68.6G (1) - Forecourt Frontage



68.6G (2) - Forecourt Frontage

Forecourt frontage PF-7 allows longer building recessed areas for gardens and bioretention areas.

PERMITTED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

(a) A minimum of 30% of the street-level, street facing building area located between 4' & 13' above the sidewalk shall provide clear, non-reflective glass.

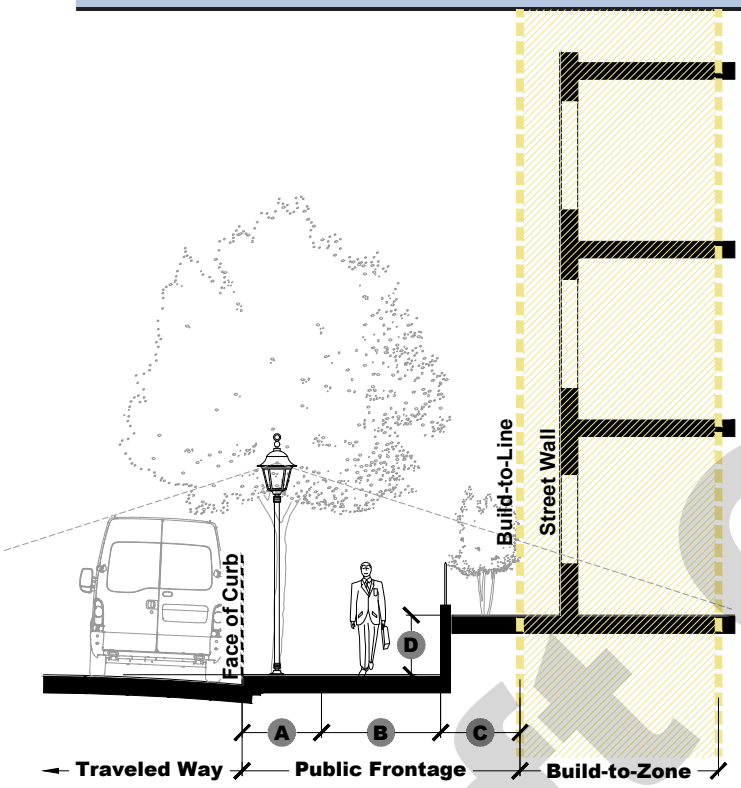
FUNCTION OF THE BUILD-TO-ZONE

(a) Allows for entrance alcoves.
(b) Allows for facade articulation and inclusion of recessed building elements.
(c) Allows for alignment with existing neighboring buildings.

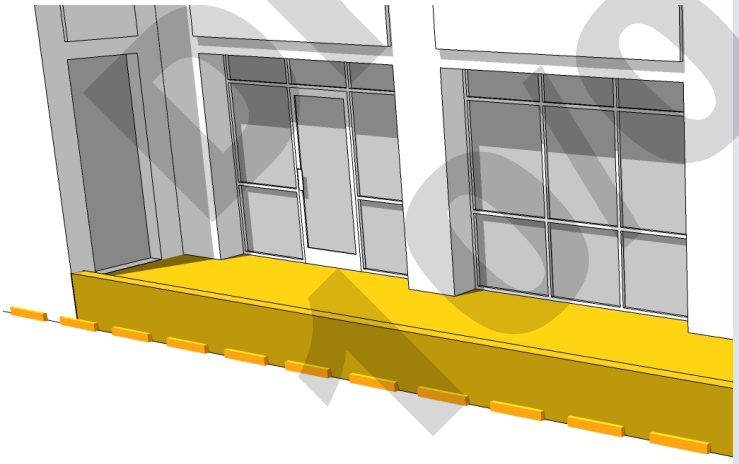
Draft only 10/03/2023

68.6H TERRACE

PF-8



68.6G (1) - Terrace Frontage



68.6G (2) - Terrace Frontage

Terrace frontage PF-8

FRONTAGE EDGING ELEMENTS ALLOWED

EE-1 EE-2 EE-4 EE-5

GLAZING REQUIREMENT

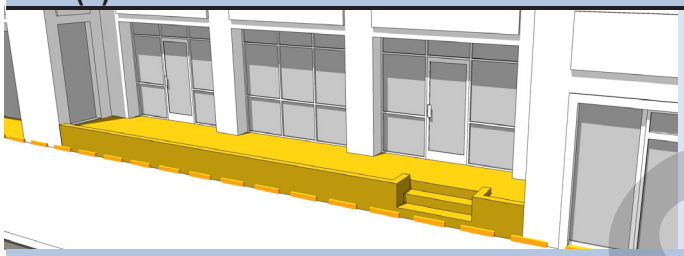
(a) A minimum of 30% of the street-level, street facing building area located between 4' & 7' above the sidewalk shall provide clear, non-reflective glass.

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68.6I EDGING ELEMENT DESIGN STANDARDS

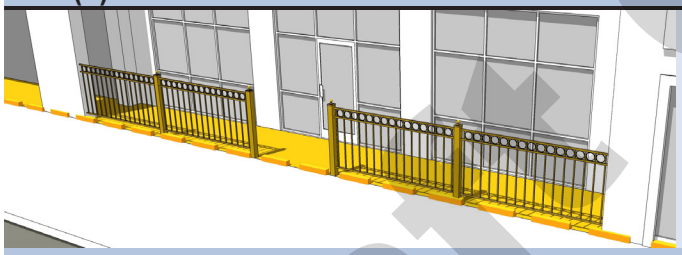
(1) Edging Elements shall be designed to define and enclose the edge of the Public Frontage and create a transition between a public private frontages. Edging elements complement other article controls of the Build-To-Zone.

68.6I(2) EDGE STRUCTURE — EE-1



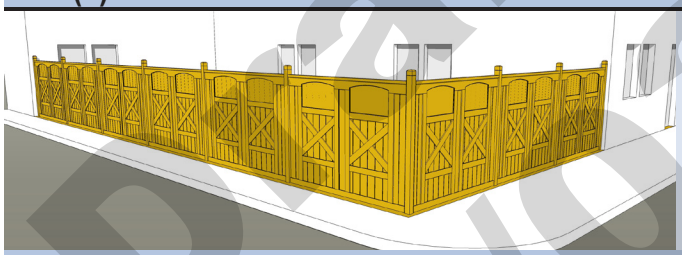
The intent is to separate areas with different intensity of use with up to 24" of difference in floor planes.

68.6I(3) ORNAMENTAL FENCE — EE-2



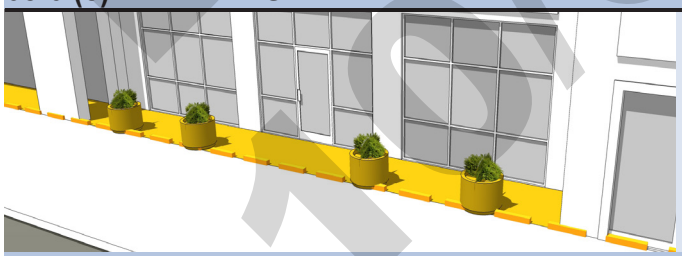
An transparent ornamental fence, not chain link, with a maximum height of 42 inches.

68.6I(4) PRIVACY FENCE — EE-3



A Privacy Fence with a maximum height of six feet.

68.6I(5) PLANTERS — EE-4



Planters no higher than 42 inches in height.

68.6I(6) LANDSCAPED EDGE — EE-4



A Landscaped edge of flowers, plants or a hedge.

Draft Only 10/03/2023

68.7 ARCHITECTURAL DESIGN STANDARDS

68.7A SIGNIFICANT CORNER



(1) Buildings may use the provisions of a Significant Corner in locations designated on the District Standards Map in Section 63.1B, with the intent to visually attract a viewer's attention at important corner locations.

(2) Where a Civic Space is considered at a designated Significant Corner, the requirement for the Significant Corner can be met outside of the Build-To-Zone.

(3) The intent may be achieved by provision of towers, corner towers, an architecturally embellished entry, or other similar distinctive architectural elements.

(4) Buildings providing tower elements may have the tower element exceed the maximum building height by one story providing that the overall area of the extended height does not exceed 10% of the floor area of the floor where it is appearing.

(5) Significant Corners are exempt from the Streetwall Stepback requirements of Section 63.4E(4).

(6) Building shall not have more than two tower elements that qualify as Significant Corner or Terminating Vista, as approved by the Village Board.

68.7B TERMINATING VISTA



(1) Buildings may use the provisions of a Terminating Vista in locations of axial conclusion of a street or exposed viewshed as designated on the District Standards Map in Section 63.1B, with the intent to visually attract a viewer's attention at the end of such visual axis.

(2) Where a Civic Space is considered at a designated Terminated Vista, the requirement for the Terminated Vista can be met outside of the Build-To-Zone.

(3) Vista termination may include towers, corner towers, symmetrical facades centered on a visual axis, an architecturally embellished entry, or other similar distinctive architectural elements.

(4) Buildings providing tower elements may have the tower element exceed the maximum building height by one story, providing that the overall area of the extended height does not exceed (10% of the area)

(5) Terminating Vistas are exempt from the Streetwall Stepback requirements of Section 63.4E(4).

(6) No single building shall have more than two tower elements that qualify as Significant Corner or Terminating Vista, as approved by the Village Board.

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68.7C FINISHED FLOOR OF BUILDINGS

Finished Floor Elevation of buildings other than commercial, mixed-use, and multi-family buildings shall be set with a finished floor a minimum of 18" above finished grade within the Private Frontage.

(1) For Residential and Non-residential Structures located in Coastal High Hazard Areas, the lowest floor shall be located two feet (24") above the Base Flood elevation in accordance with Chapter 141 of the Village of Haverstraw Code.

(2) Floor-to-floor height shall be minimum 12 feet for the first floor of commercial uses, and minimum 8 feet for upper floors.

(3) Stoop and Porch frontages shall have a minimum of 2 risers at the stoop or porch at the lead-walk.

68.7D HORIZONTAL EXPRESSION LINE



(1) All buildings should provide two or more horizontal expression lines appropriate for the scale of the building to:

(i.) differentiate between the base, middle or top of buildings

(ii.) emphasize a massing transition or change of use.

(2) Expression lines should be articulated through the use of material, moldings, shading devices, changes of material, changes of color, cornices, and other similar architectural elements.

(3) Expression Lines may consist of a continuous element (e.g a trim), or interrupted lines that visually connect across the facade at the same height, formed by a balcony, a short setback or protruded element (e.g. a bay window), a slightly articulated trim course, or similar.

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68.7E BUILDING MASSING









(1) Streetwall façade elements, including visual structural elements, openings, and details should utilize a coherent system of proportion.

(1) A Streetwall should be composed of vertical proportions, whether in part or whole of the composition, and shall be designed so that assumed vertical loads are carried to the ground by a reasonable and convincing visible structure.

(2) Windows shall be vertical in proportion, except where Storefront or Arcade Frontage is required or provided.

(2) Streetwalls shall employ vertical of sections no wider than 80 feet.

(1) Vertical sections, while allowed to be identical, are an opportunity to introduce a visual change or a break in top expression line (parapet or cornice) of the streetwall. These breaks are achieved by, but not limited to, changes in material, recesses, cornice height, or roof type. Break in the cornice can be achieved through the regular and/or occational use of gables and/or dormers.

(2) Vertical sections also allow for breaks in the facade while maintaining the Streetwall within the Private Frontage to comply with Section 63.4D.

(3) In buildings with flat roofs massing shall be controlled by, and not limited to, more pronounced vertical breaks, change in height at the Streetwall. Breaks can also be achieved through changes in the type of parapet used, inclusion of more pronounced overhang elements, the inclusion of mansard roofs, changes in building material, and inclusion of pergolas for rooftop gardens.

(3) When bay windows are used, they should appear to be structurally supported in a manner matching the applied architectural style within the building section.

(4) When dormers are used, they shall light interior spaces.

(1) The body of a single-window dormer shall be vertically proportioned or square and shall be consistent with the architectural style. Dormer windows shall be proportioned similar to or slightly shorter than typical windows in the floor below, unless square.

(5) When shutters are used, they shall be sized to cover the windows, regardless of the shutter operablity.

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68.8 BUILDING MATERIAL

A) Building materials shall be utilized in a manner appropriate to their intrinsic properties, including their structural capacities as demonstrated in openings and spans as approved by the Building Inspector.

(1) Heaviest appearing materials shall be kept at the base of the building and lighter appearing above.

(2) The rules numbered below, shall establish the guidelines for the acceptability of materials where substitute materials are used:

[1] Arm's Length Rule: Substitute materials must be indistinguishable from the materials they are representing if they are to be used below the second floor.

[2] Eyes' Only Rule: Substitute materials must be visually indistinguishable from the materials they are representing if they are to be used above the first floor.

B) No more than 3 wall materials, excluding fenestration, shall be visible on any exterior streetwall within a building section, not counting the foundation wall or piers.

(1) Material change should primary take place along a horizontal line or as a part of a change in vertical sections of the building (see section 68.7E(2)).

C) Colors shall be consistent with the architectural style and shall be selected from a single quadrant of the color wheel.

68.9 SIGNS

A) Signs shall be consistent with the architectural style.

(1) Neon, fluorescent, and LED signs, billboards, moving and flashing signs, and window or wall devices, are prohibited.

B) The permitted attached signs are

(1) The Band Sign: The band sign consists of a band of lettering across the entire width of the building. If lit, band signs shall be front-lit with gooseneck lights. Band signs shall be a maximum of 36" tall, and the bottom of the band sign shall not be installed less than 10 ft. above the sidewalk.

(2) The Board Sign: The board sign consists of painted or vinyl graphics on a signboard attached flush with the building wall.

C) The permitted projecting signs:

(1) Blade Signs: Blade signs hung from an architectural element shall be centered on that element. Blade signs projecting from the wall may project a maximum of 3 feet. The top of the blade sign shall be between 9 feet and 12 feet above the sidewalk. The blade sign shall be 32 inches tall maximum. Brackets or other suspension device shall match the architectural style of the building and shall not be computed as part of the allowable size of the sign.

E) Awning Signs: Signage may be painted either on the fringe of an awning and/or in the centre of the body of the awning. Awning signs shall be canvas. Back lit awnings are prohibited. Signs that occupy the fringe of the awning may fill the entire height and width of the fringe up to a maximum fringe height of 9".

F) Rooftop Signs: Roof top signs mean to be viewed from great distances shall be prohibited

G) Freestanding, off-site, and detached signs, excluding ground siges, are prohibited.

D) The premitted ground signs:

(1) Landscape Signs: A wide variety of natural materials native to the area may be used as Sculptural sign board placed in the center median or transition zone of a public frontage if the street type space is controlled by a private entity and the signage is used as part of a wayfinding system for the primary vehicular entry to a development. Landscape signs shall be no taller than 42" above the grade plane.

(2) Temporary Signs: Sculptural and A-frame sign boards placed in the transition zone of a public frontage if they placed adjacent to the entry for the business, activity, or event which they are advertising and on during the operating hours of such activity.

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CHAPTER 245 - ARTICLE XII: SECTION 69 RESERVED

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