

TOWN AND VILLAGE OF SCHOHARIE

DESIGN STANDARDS



BUILDING DESIGN STANDARDS

■ INTRODUCTION

This Design Standard Appendix has been developed to reinforce the Town and Village of Schoharie Comprehensive Plan and the Land Use Law. These standards foster community values identified by the Schoharie community through the planning process. This included surveys, public hearings, informational meetings and the Visual Preference Survey. Specifically, it is Schoharie's desire that this Appendix will provide examples of valued architectural treatments and site plan details in advance of development proposals and that the illustrations will help encourage higher quality development that is consistent with Schoharie's cultural and architectural legacy, reinforce economic successes, facilitate sensitive development and maintain the Town and Village's rural and scenic character.

This Appendix is meant to supplement the Comprehensive Plan and the Land Use Law. Specific sections of the Land Use Law are referenced with each illustration. The Appendix will help

applicants understand what is intended by the stated criteria for site design, building design, and other building standards. The intent is to clarify what is expected so that the approval process will be streamlined for both the Planning Board and applicant. These illustrations do not show every possible approach to a given site or building, but are meant to serve as guidelines in determining the appropriate design. See also Appendix A of the Town and Village of Schoharie Comprehensive Plan for additional illustrations.



Best Western Hotel, Cooperstown, New York

LAND USE LAW §5-2.2A(i) SETBACKS

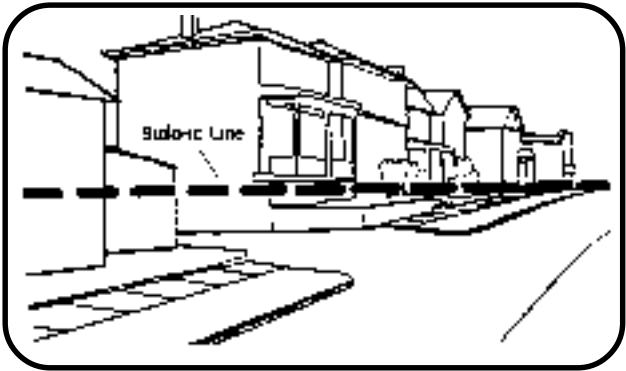
Building Alignment

Consistent setbacks from the street are strongly encouraged. New buildings on a street should conform to the dominant setback. Build-to lines should be designated on new streets.

Building faces should be parallel to the street with major roof ridges either parallel or perpendicular to the street where this is consistent with existing patterns.

When buildings line up along a street, this line creates a defined edge to the public space which contributes to the area’s traditional character.

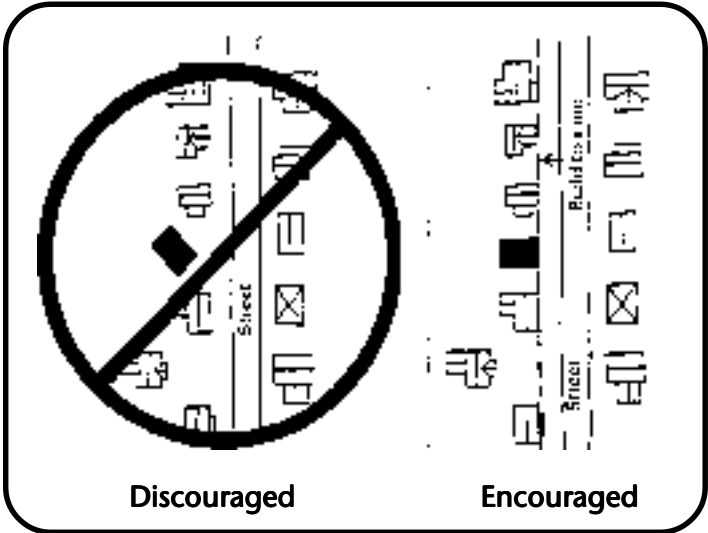
Parallel or perpendicular relationships between building and the street are typical of most traditional communities. The building alignment with the street edge combines with the sidewalks and the rows of trees to create a canopied corridor.



▲ Street view with build-to line



▲ Plan showing building alignments



▲ New buildings should follow existing alignments



▲ Example of a new commercial building that is consistent with the setbacks of adjacent structures. In a village setting, a short or narrow setback is especially important. Note also that building height and style matches nearby structures.

Standards are set to ensure that new buildings are consistent with existing buildings. This is especially important in commercial areas.



▲ Example of a new residential building that honors both setback and height of neighboring structures.

§5-2.2A(ii) ARCHITECTURAL HARMONY AND TRADEMARK ARCHITECTURE

Architectural standards should be applied consistently throughout the development. Emphasis should be placed on creating an interesting visual impression, particularly from public rights-of-way and adjacent lands. The use of different textures, complementary colors, shadow lines, detailing, and contrasting shapes to create an appealing facade is strongly encouraged. The use of single colors and/or blank walls is discouraged. All proposed building or structures should be sensitive to the existing community character. This includes:

a) Maintain the existing proportional relationship between buildings, open space, and building setbacks.

b) The color, height, materials, and facade treatment of new development should not dramatically contrast with the predominant style of adjacent buildings.

c) Architectural form should retain and strengthen the character of historic buildings.

d) Buildings should achieve a human scale and interest.

Standards are set to ensure that new buildings are consistent with the historical architecture and the rural, small town nature of Schoharie. New buildings are expected to respect and complement the local architectural vernacular.



◀ Preferred and encouraged.

A new commercial building that has traditional doors, windows and dormers. The awnings, fence, and siding add to the architectural form to create a setting consistent with a small town setting.

Acceptable. ▶

Trademarked architecture can be designed in unique ways that would be consistent with Schoharie's Land Use Law.



◀ Discouraged.

This form of trademarked architecture would not meet the standards of the Land Use Law.



▲ Discouraged.

Example of typical modern architecture that does not have consistency with desired architectural elements found in Schoharie.

◀ Example of traditional main street architecture. Note windows, roofline and consistency between the two buildings.





▲ A new shopping plaza was built with peaked roofs, numerous facade breaks, shutters and traditional doors and windows. Note landscaped islands within the parking lot.



▲ A retail/office structure in Delmar that would be encouraged and consistent with Schoharie's Land Use Law standards.



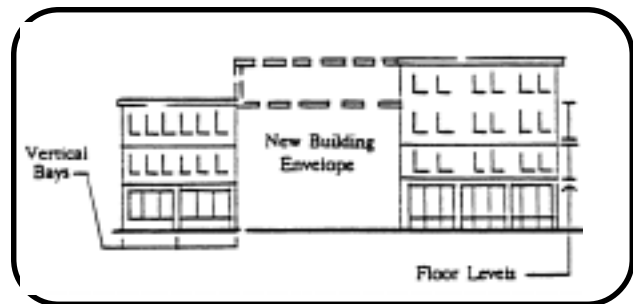
◀ A mixed-use building in Altamont houses a retail coffee shop and apartments in a historic structure.



◀ An example of a historic, traditional residential structure.

Building Height

The scale of the development should not overpower neighboring buildings. Infill buildings should fill space defined by adjacent buildings, harmonize with surrounding character, and maintain facade rhythms and street lines.



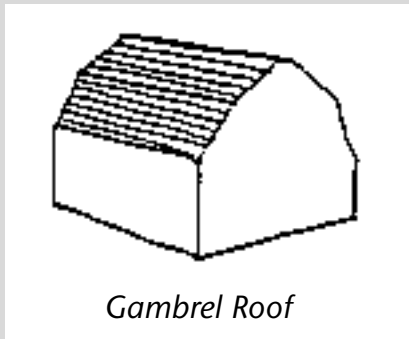
◀ **Acceptable Infill.**
An excellent example of new development in residential areas that reflects the character of surrounding architecture in scale, relation to street, roof pitch, etc.

LAND USE LAW §5-2.2A(iv) ROOF LINES AND WALLS

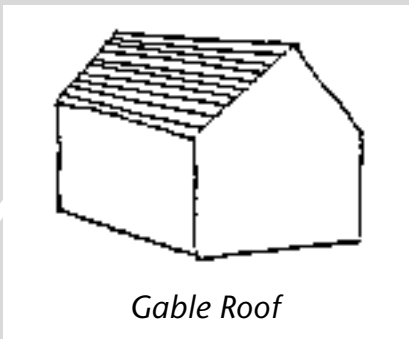


◀ Preferred and encouraged.
Traditional use of a mansard roof.

Discouraged. ▶
Hip roofs and modern versions of mansard roofs are not consistent with typical forms found in Schoharie.

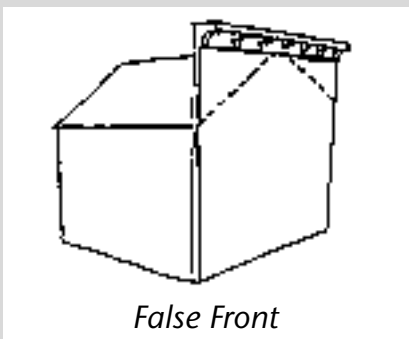


Gambrel Roof

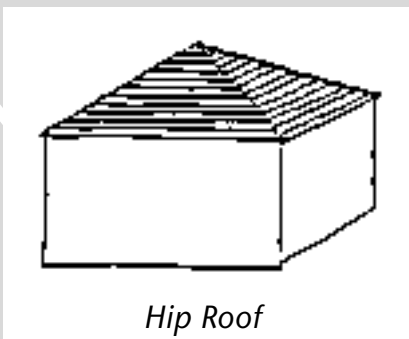


Gable Roof

Roof Types



False Front



Hip Roof

LAND USE LAW §5-2.2B LIGHTING

LIGHTING

Lighting

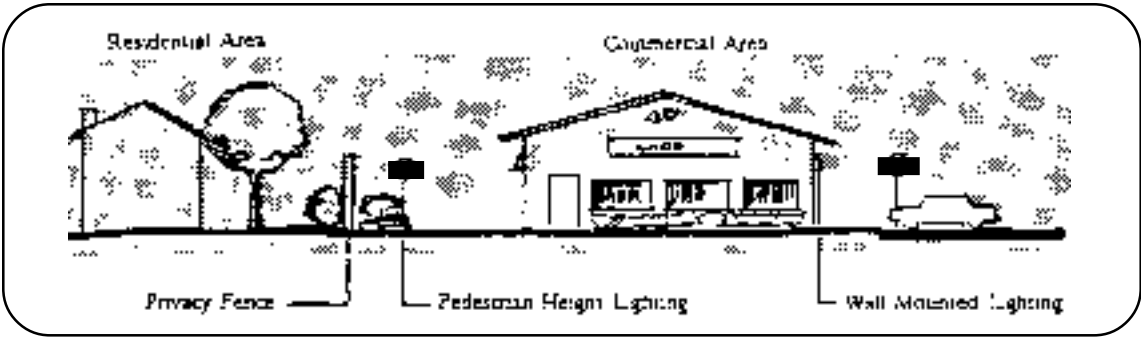
The lighting of a site should provide security and visual interest while not projecting adverse glares onto adjacent properties. On-site lighting should be located to avoid harsh glares which distract the motorist's line of sight. Light fixtures must be shielded to prevent glare.






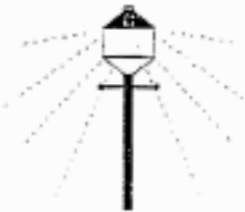




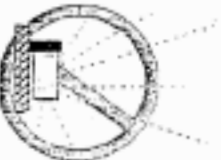







▲ This shielded lamp directs light downward.



◀ Examples of lamp post styles that are encouraged. ▼ ▶



LIGHTING FIXTURES		Modifications	
Unacceptable	Acceptable	Unacceptable	Acceptable
 <p><i>Ground-mounted billboard floodlights</i></p>	 <p><i>Top-mounted billboard floodlights (carefully focused onto billboard)</i></p>		
 <p><i>Post-style lamp (more than 1800 lumens)</i></p>	 <p><i>Post-style lamp (lamp set in opaque top)</i></p>		
 <p><i>Typical "wall pack"</i></p>	 <p><i>Opaque reflector (lamp inside)</i></p>		
 <p><i>Typical "yard light"</i></p>	 <p><i>Area flood light with hood</i></p>		

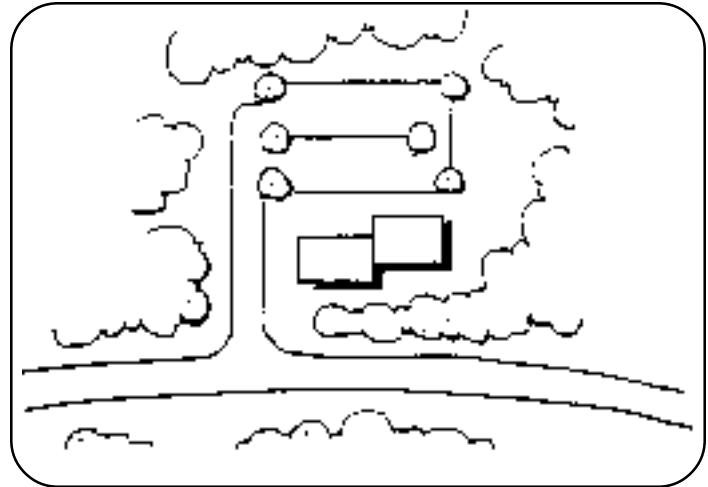
LAND USE LAW §5-2.2C LANDSCAPE STANDARDS

LANDSCAPE STANDARDS

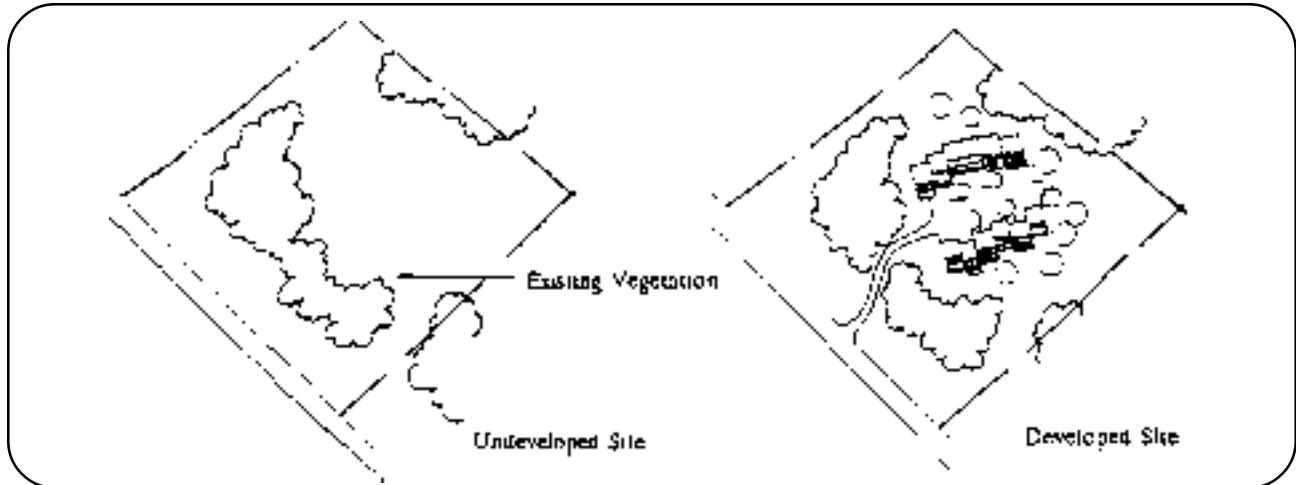
Buffering

When an office or commercial structure is located along a rural highway, all parking areas should be sited behind the structure and a planting buffer should be established adjacent to the highway.

Setback provides room to preserve existing vegetation or establish a new buffer planting along the highway. Parking is placed to the rear of the building. ▶



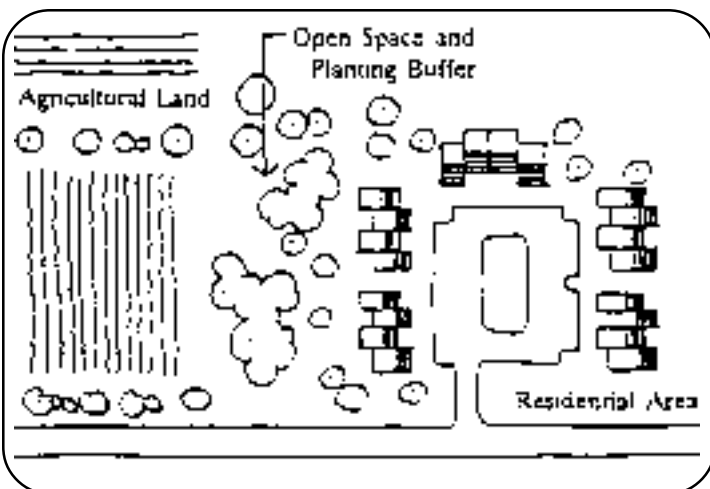
New development preserves existing vegetation and character of site. ▼



▲ Building placement and lot layout should be designed to provide a functional relationship to the site's topography, existing vegetation and other pertinent natural features.

◀ (a) Where new development adjoins agricultural land, rural land or a publicly used open space, a soft transitional edge is recommended to create a gradual transition between the open space and the new development.

◀ Existing vegetation and new plantings help integrate new development in rural areas.





▲ This new office/retail structure shows architecture consistent with the traditional nature of Schoharie. It is on a corner and the design is carried along both sides of the facade. It has good landscaping along the building and at the corner.

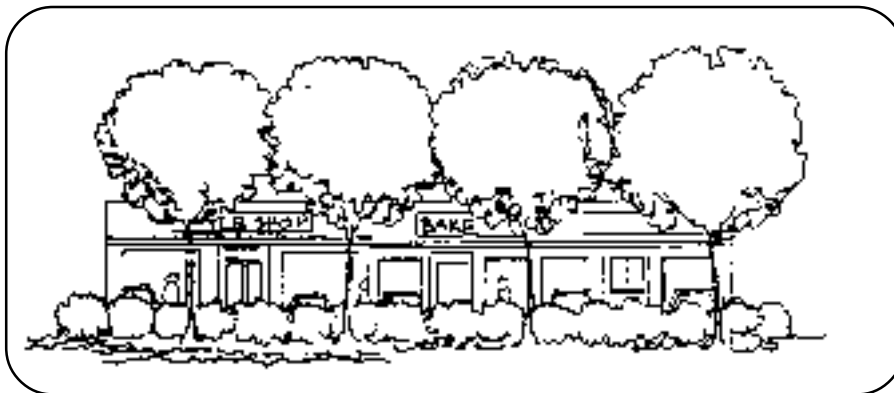
LAND USE LAW §5-2.2D PARKING STANDARDS AND CROSS ACCESS

Screening and Parking

It is preferable to place off-street parking behind structures and away from the highway. When parking lots must front a public right-of-way, screening is required.



Planting buffers around parking lots improve views on to the site.

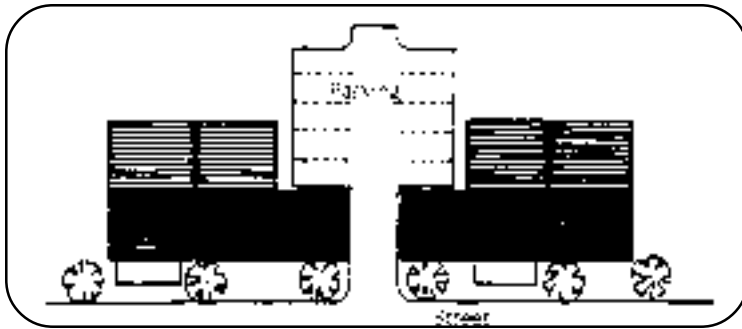


▲ This building in the Village of Sharon Springs adequately screens the front parking lot with vegetation.

Joint and Cross-Access

Similar land uses should provide, when possible, cross-access between properties and joint access to arterials and/or collector streets adjacent to the development. Shared access minimizes

disruption of highway traffic flow, reduces potential points of conflict between through and turning traffic, and facilitates the control and separation of vehicles and pedestrian movement.



Shared access with parking behind buildings permits landscape plantings along the highway to maintain visual quality and facilitate integration of new development in rural areas.

Parking Lots

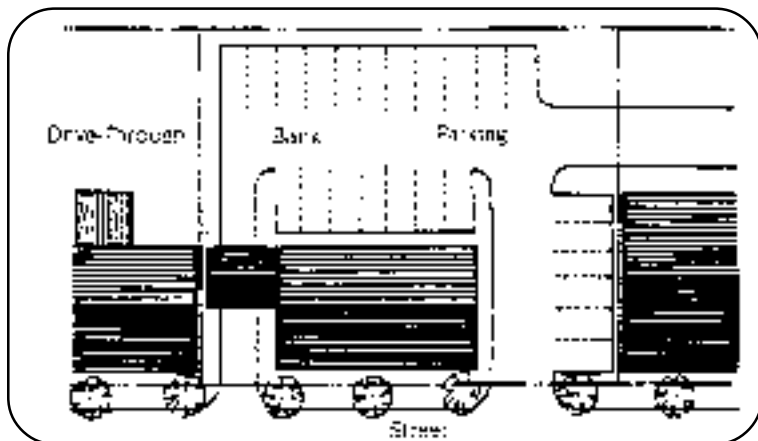
Parking lots should be located to the rear of buildings or, if that is not possible, to the side with the lot screened from the street. Parking lots should contain no more than necessary to satisfy 85% of the anticipated peak demand. Wherever possible rear lots should be linked by alleys. Parking lots should have permeable surfaces wherever possible. Curb cuts and interruptions of the pedestrian space should be kept to a minimum.



▲ This indicates a shared-access parking scenario located behind the buildings.



◀ This Delmar building has side and rear parking with a landscaped front.



Example of drive-through bank layout with rear and side-lot parking.

Parking, Outdoor Storage, and Service Areas

Outdoor storage, service and parking areas for new residential complexes or commercial buildings should be hidden or screened from the street and from other adjacent residential areas. This may be accomplished by site placement and/or the addition of coniferous plantings or architectural elements.

All outdoor storage areas should be screened from public view as well as from adjacent residential and commercial uses.

▼ Example of how landscaping can be used to screen parking.



LAND USE LAW §5-2.2G SIGNS

Commercial/Off-Premise Signs

Off-premise signage should be in scale, color and proportion to surrounding properties to which the message is being conveyed.



▲ Encouraged ground-mounted sign.



◀ Examples of post-mounted signs. ▲



▼ Example of ground-mounted sign in landscaped bed.

▲ Example of building-mounted signs that compliment the architecture of the building.



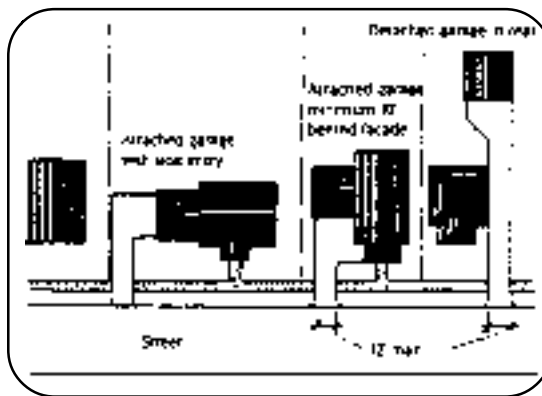
LAND USE LAW §5-5.2 RURAL ROADS AND DRIVEWAY STANDARDS

Garages and Driveways

Detached garages to the rear of houses are encouraged.

Garages should be located so that cars parked outside will not project beyond the front building line.

The pattern of detached garages behind houses keeps the street from being dominated by garage doors and curb cuts and makes narrower lots possible. The character of pleasant, walkable streets can be preserved if garages are set back.



Recommended garage locations



Typical garage behind house

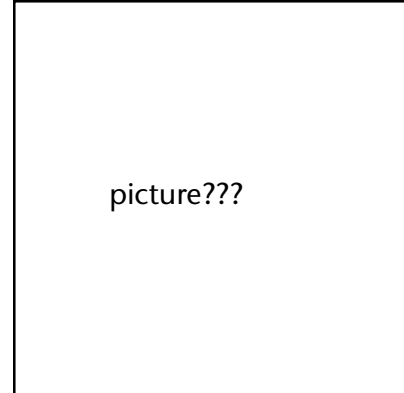
LAND USE LAW §6-2 DENSITY AND DIMENSIONAL STANDARDS

DESNTY / DIMENSIONS

Lot Size and Dimension

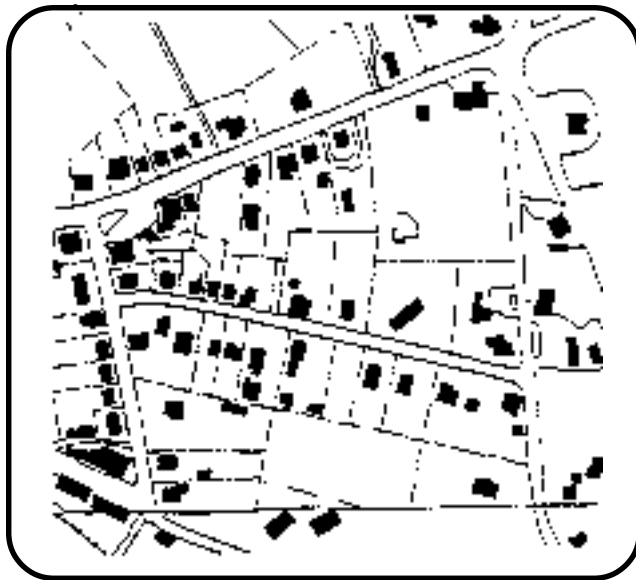
Variations in lot sizes are encouraged.

The typical hamlet or village street has a variety of lot sizes. This allows a range of house sizes and affordability. Small frontage dimensions preserve the walkability and spatial character of the hamlet or village streets.



LAND USE LAW §7-8 VILLAGE DESIGN STANDARDS

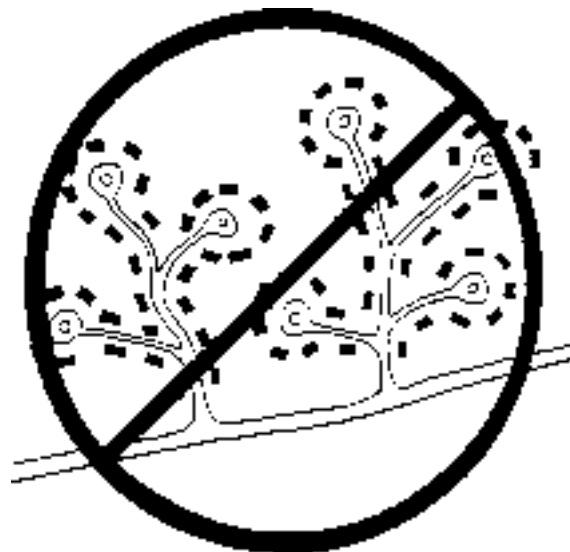
VILLAGE DESIGN STANDARDS



Partial plan with connecting streets

Street Patterns

New streets should be interconnected in clear, direct and understandable patterns. New streets should connect to existing streets wherever possible. Dead end streets and curved streets are appropriate only in response to topography.



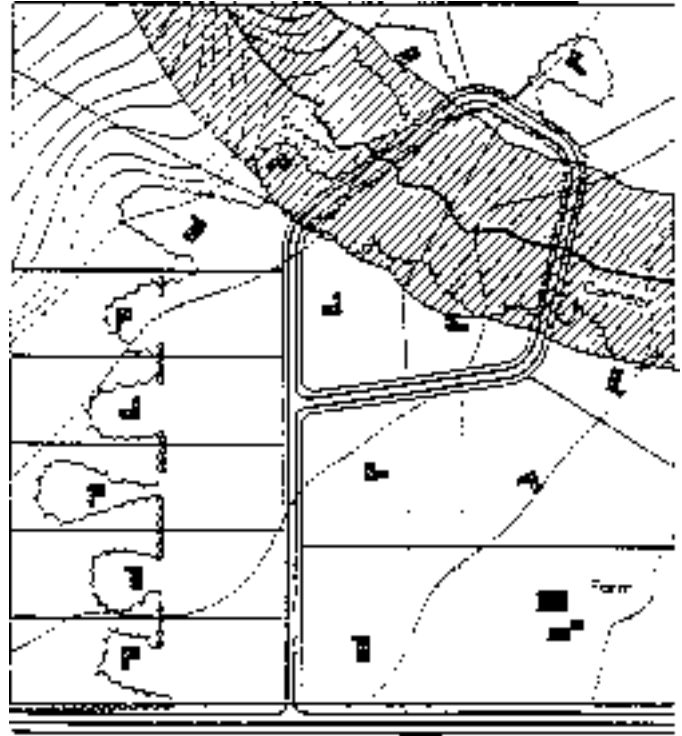
Typical cul-de-sac that does not connect with other streets should be discouraged.

Curvilinear cul-de-sacs increase travel distances, gas consumption and asphalt surfacing while discouraging walking. All trips load the same principal roads, increasing traffic and requiring wider loads.

LAND USE LAW §10-9 FLEXIBLE CONSERVATION SUBDIVISIONS

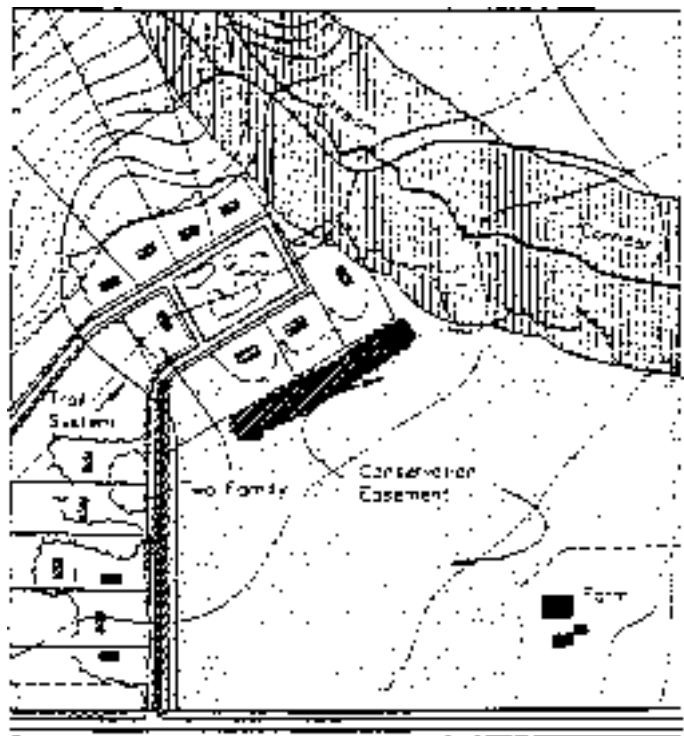
Site Layout and Open Space

**60-Acre Parcel – Not Preferred
Conventional 3-Acre Subdivision**



**60-Acre Parcel – Preferred
Flexible Lot Subdivision, 16 units**

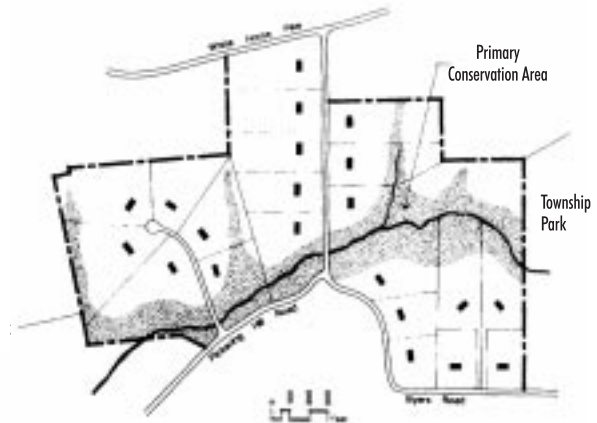
This example shows an expansion of the previous plan up to the maximum of sixteen units. A trail system for use by lot residents has been added. The houses line the new road and some are clustered around a green. Sheltered by the woods, houses can have privacy by keeping yards small and leaving wooded buffers between them. The new road follows the existing tree row and stone wall and can connect to the adjacent property for future development. A band of woods, consisting of small native trees transplanted from the scrub area as well as vegetation that has filled in naturally, buffers the view of the houses from the road. Many variations on this configuration are possible, including some large lots.



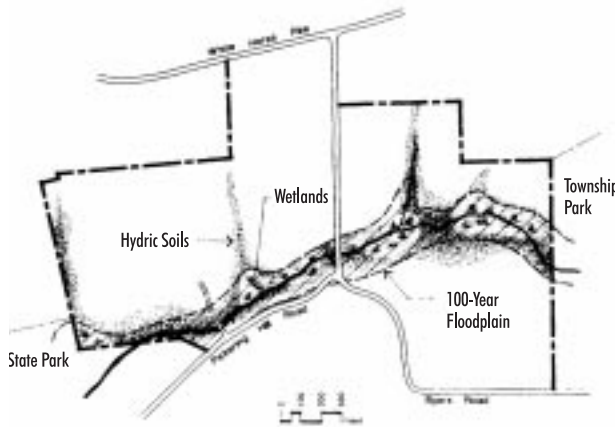
Conservation Subdivisions



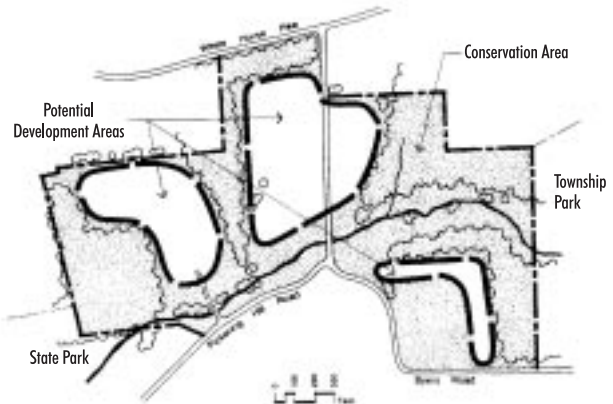
A) Example of a site before development.



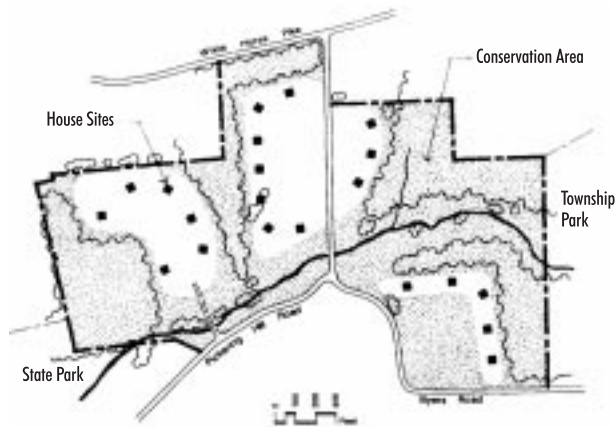
B) Typical layout of a conventional subdivision.



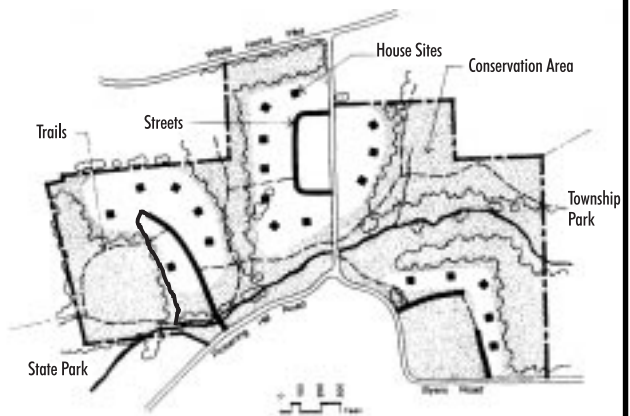
C) First step to developing a conservation subdivision: identifying important areas to conserve.



D) Second step to developing a conservation subdivision: identifying potential development areas.



E) Third step to developing a conservation subdivision: locate potential house sites.



F) Fourth and final step to developing a conservation subdivision: design roads and trails.

Prime Farmland on Edge of Rapidly Developing Village (Illustrations from Hudson River Valley Rural Design Guidebook with permission of Columbia County Land Conservancy, Dutchess County Land Conservancy and Harry Dodson of Dodson Associates)



Existing Conditions: The existing conventional development pattern is single family houses on uniform-sized lots. The zoning law establishes a density of one house per acre. Subdivision regulations and road specifications reinforce this uniform grid pattern.



Conventional Development: Conventional planning and zoning regulations, combined with a lack of municipal sewer and water capacity, result in a land-consumptive pattern of new

Prime Farmland on Edge of Rapidly Developing Village (continued)

development radiating out into prime farmland. In the example, inflexible and uniform road frontage requirements force development along the perimeter of roads of several major farms. New houses built along the road frontage make interior farmland inaccessible and

useless. In short, this growth scenario creates suburban sprawl. Its effects are loss of commercially viable agricultural land, destruction of the scenic open space that defines the rural village edge, and gradual obliteration of the historic village settlement pattern.

Recommended Development:

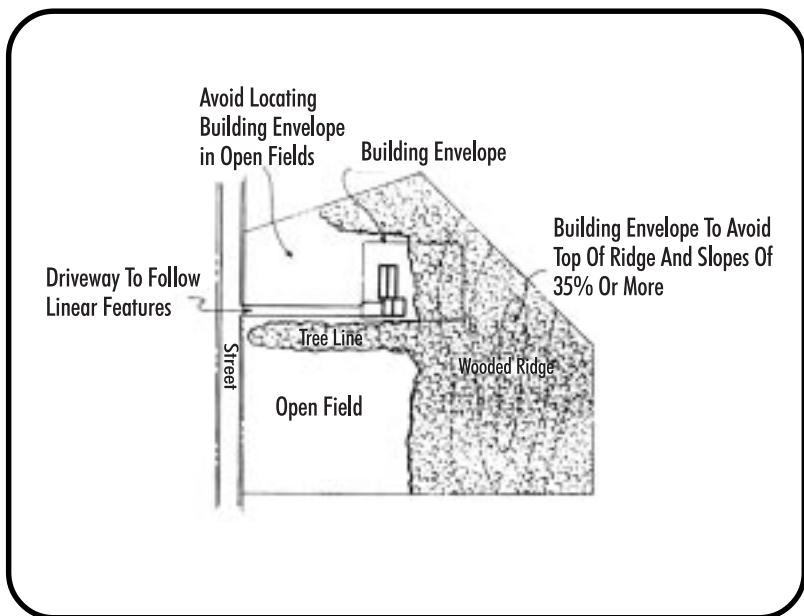


New development is clustered near existing rural crossroads and in compact patterns adjacent to existing development. This is accomplished through cluster zoning techniques, which accommodate the same average building density as the conventional scenario, but which permit a greater range of lot sizes. By modifying standard lot dimensions, as well as setback, driveway, and road requirements, contiguous blocks of productive farmland are preserved. Farmers realize the equity in their property by selling off select lots for compact, efficient development, while

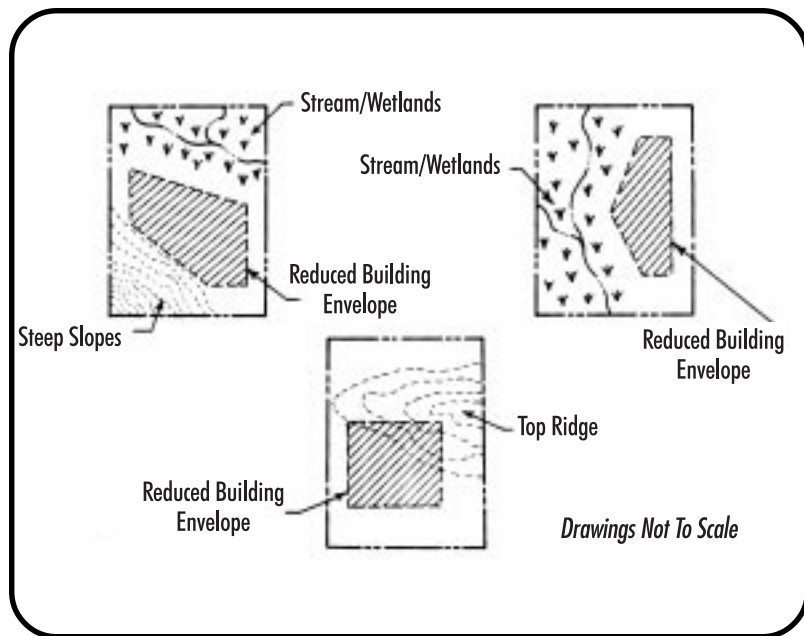
keeping their core farm acreage intact. Cluster zoning also encourages the creation of attractive new rural hamlets which reinforce historic Hudson Valley settlement patterns. In return for smaller average lot sizes, residents enjoy the amenity of being surrounded by permanently protected rural open space and scenic views. In addition, by choosing this development pattern, the municipality has taken aggressive steps to identify and ensure the protection of important farmland resources, and has created an incentive for the continued long-term viability of agriculture.

Building Envelopes

(Source: Preserving Rural Character, by Frederick Heyer)



Example of how a reduced building envelope can protect important features on a single parcel.

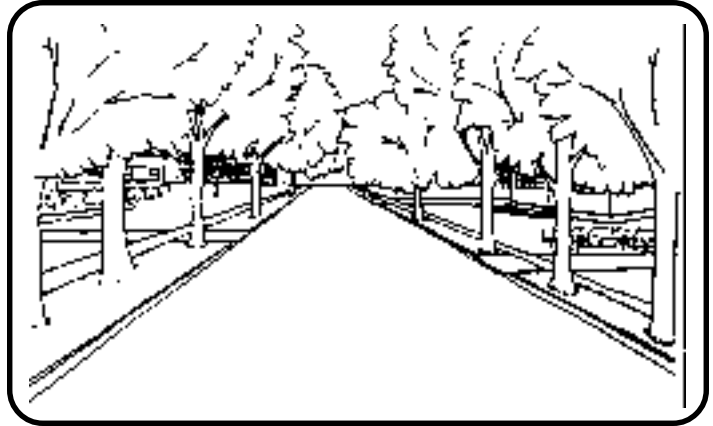


Use of reduced building envelopes to minimize site disruption.

LAND USE LAW § ? Proper Street Tree Planting

Street Trees

Streets should be lined with trees. Existing trees should be preserved. Dead trees that are within 20 feet of the pavement should be replaced with new trees. Street trees can be planted within the first 10 feet of the front yard, in a tree lawn between sidewalk and street, or in the shoulder when designed to break up on-street parking areas. A variety of native species should be used.



Tree-lined street.



▲ *Preferred street view.*

LAND USE LAW §? MULTI-FAMILY DWELLINGS



◀ **Two-Family House**

This building is similar in scale to a single family house but has 2 front doors.



▲ **Extended Farm House**

This type must present a dominant mass to the street based on a single-family residence type with smaller additions to the rear or side as additional apartments.



◀ **Apartments Over Commercial**

Apartments over commercial or civic uses are encouraged. They can provide affordable housing.

LAND USE LAW §? MIXED USES

Mixed uses can be accommodated within the two basic 2-story building types: the house and the barn. Two-story buildings maintain the appropriate scale for the hamlet or village centers. Using a second floor as office or apartment space makes a building more affordable.



◀ **False Front Type**

This type is the size and scale of 2- or 3-story structure found along Main Street. It can attach to other buildings easily and accommodate a mix of uses:

- Apartment over Retail/Office/Civic
- Offices over Retail/Civic
- Civic uses over Office/Retail



Big House Type

This type is similar to a large house in size and scale. It can accommodate multiple apartments or offices above Retail/Office/Civic uses. In addition to the above, it can accommodate a hotel or an institution.



Big Barn Type

This type is similar to a barn structure in size and scale. It can accommodate all of the above mixed uses as well as light industrial uses.



◀ These former residential structures in Cobleskill now serve as commercial/service uses and are in mixed-use neighborhoods. ▼



LAND USE LAW § ? Infill



◀ An example of a new structure that was designed to reflect some of the architectural features of the historic Church in Belchertown, Mass. Notice: same setbacks; parking on the side; similar roof pitches.



◀ Examples of infill buildings along main Street in Cobleskill that are not consistent in building height, facade treatment, doors or windows to adjacent buildings. This is discouraged under the Schoharie Land Use Law.



