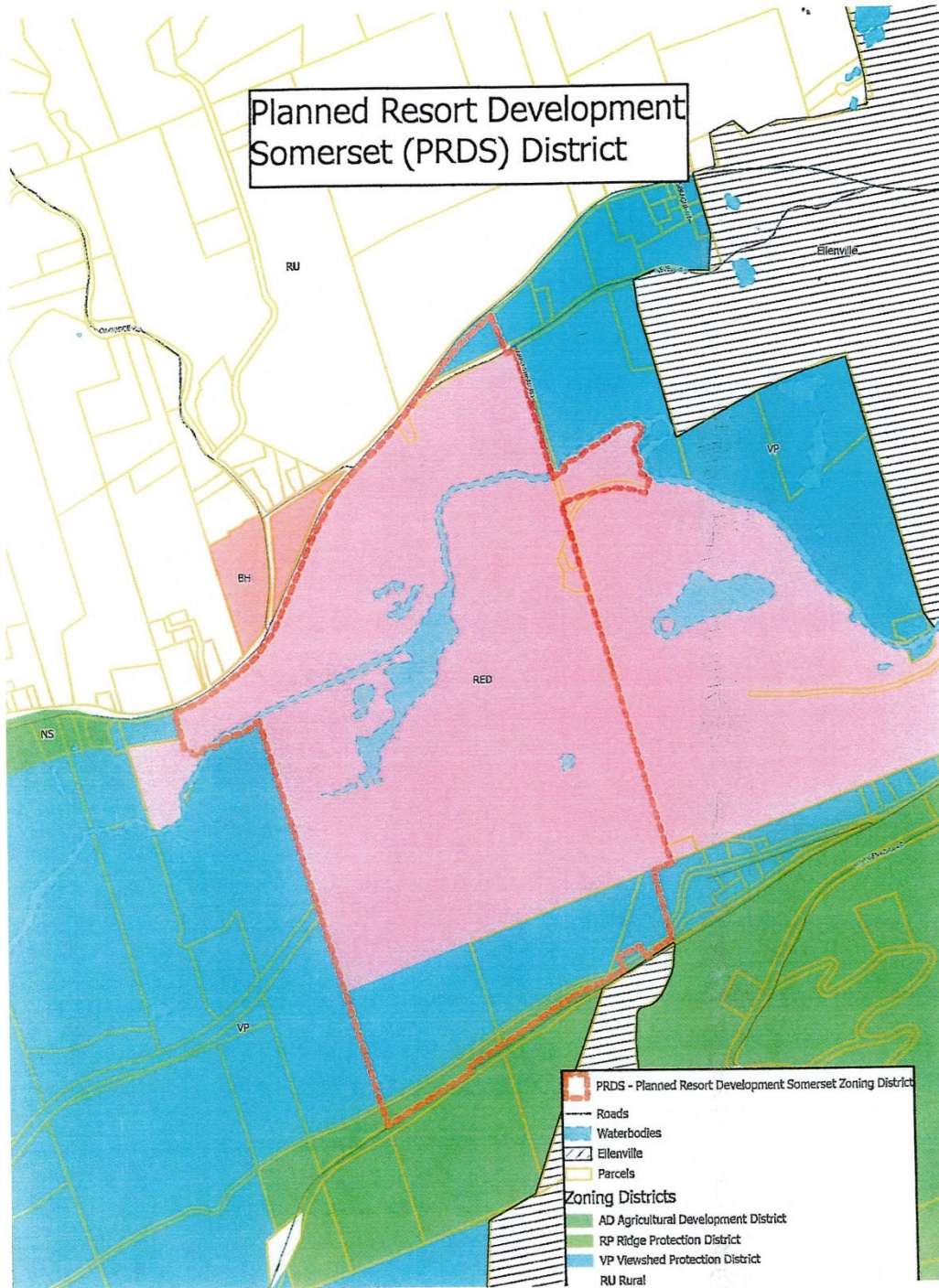


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112 Attachment 7

Appendix G
PRDS Design Guidelines
[Added 4-6-2023 by L.L. No. 2-52023]



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PLANNED RESORT DISTRICT SOMERSET (PRDS) DESIGN GUIDELINES

A Purpose and Intent

These Design Guidelines are intended as a companion document to 112-48 Planned Resort District – Somerset (PRDS) zoning code which will serve to outlining the basis for redevelopment of the former Nevele Resort located at Arrowhead Road, Wawarsing, NY.

These guidelines are provided to the Town Board and Planning Board to address the physical design criteria and development within the PRDS. They provide design criteria related to site organization, architecture, landscape, parking, site design, and circulation in support of Design Development and Site Plan Approval process. These design guidelines are intended to serve as a ‘living document’ and actual design may be further refined as the Site Plan Approval Process advances.

A). General Building and Site Design Parameters

All development within the PRDS zone shall be in accordance with the parameters set forth below:

1. Building Placement and Site Development

- a. Shall prioritize the avoidance of steep slopes, dense vegetation, existing contiguous ecological communities, and mature existing trees.
- b. Shall prioritize safe and adequate fire and emergency access. Where forest cover and slope are prohibitive for fire truck routing access to be provided by dedicated carts equipped for emergency medical support.
- c. Shall prioritize open space between structures as otherwise allowable, and maximize variation and scale of such spaces.
- d. Shall prioritize the relationship to and work in harmony with existing site features, particularly any notable features which define the natural character of the site.

2. Building Massing

- a. Shall be of a cohesive and complimentary height, bulk, scale, and style of the overall resort design.
- b. Shall prioritize the reduction of scale and minimize adjacencies to other structures.
- c. Shall avoid long monotonous uninterrupted surfaces.

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3. Building Materials

- a. Buildings, fencing, and onsite open air structures shall prioritize the use of natural materials, colors, and textures.
- b. Shall be of high quality and appropriate to the building type
- c. Shall be installed in manner inherent to their properties and consistent with best practices, in order to maintain longevity.
- d. Shall be treated and finished in a manner to accentuate their natural character
- e. Usage and sourcing of common local building materials shall be prioritized in the design, where possible.

4. Building Features

- a. Building facades shall prioritize the visual reduction of scale, and utilize material articulation, texture, and depth to animate surfaces.
- b. Windows shall not be limited in size or type, but shall be configured to prioritize privacy between buildings.
- c. Roofs shall be permitted to be flat or sloped; roofs shall be clad in high quality materials appropriate to the building design, including flat roofs where prominently visible.
- d. Accessory equipment such as heating and cooling units, trash receptacles, maintenance equipment, etc., when installed outside, shall be hidden from view by fencing or landscape screening, including all equipment installed on roofs.

5. A companion document of elevations and material palettes to be submitted during site plan approval.

B). General landscape parameters

- 1) Trees above 12" in DBH will be surveyed by a certified arborist in a compiled tree survey noting species, dripline/canopy spread, health, estimated height. This information will serve as the basis for the sitewide soil and tree protection plan. Roadway and pathway alignments and building location will prioritize preservation of native or botanically significant species of good health and character.
- 2) Tree protection specifications will be provided outlining fencing requirements, minimum offsets, signage, and maintenance during construction activities. Drive aisles, haul roads, and lay down areas will be prohibited within the dripline of existing trees.
- 3) Plant selection will prioritize low maintenance, low water demand, native species, with a minimum of 75% plants and trees being native to the Catskills mixed forest landscape. The exception being the culinary garden due to the experimental nature of the garden's edible theme.
- 4) Existing topsoil on site will be prioritized to remain, be protected from compaction through construction, and be amended in situ post construction.

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- 5) Plant selection and landscape design shall consider site program, sightlines, seasonality, and adjacencies to maintain a cohesive naturalistic landscape character in keeping with the overall resort themes of ecological sustainability.
- 6) Visual screening onsite will prioritize vegetated solutions with a mix of deciduous and coniferous trees and shrubs to allow year round visual interest and foster pollinator species.
- 7) Delineated waterbodies with adjacent construction will have a planted buffer of a minimum 10' of wetland species to filter run-off and dilute potential contaminants from surface water. The frontage of all water bodies will avoid the use of lawn due to the potential for pesticide use and high maintenance regimes.
- 8) Priority will be given to connect significant isolated vegetated patches to allow passage and movement of animal and reptile communities.

C). Site access and Sidewalks

- 1) Alignment of all pedestrian trails or pathways subject to field layout and to prioritize existing alignments and routes. Pedestrian pathways and trails to avoid removal of healthy existing trees over 12" caliper and intact plant communities of ecological importance except when deemed necessary by ADA and accessibility requirements or when avoidance of existing trees would require retaining and or grading.
- 2) Driveway, sidewalk/walkway and curb material (if used) shall be functional and compatible with the style, material, colors and details of the onsite resort and residential buildings. The selection and use of pavement and curb materials shall consist of stable material. Modular masonry materials such as brick blocks, slate/stone, dimensional stone, or cast in place materials such as exposed aggregate concrete slabs shall be used whenever possible on or to define the limits of pedestrian pathways. Priority will be for permeable, and natural materials on trails with low foot traffic and low visibility areas of a compatible slope.
- 3) Garden pathways are not subject to the same restrictions of primary pedestrian and/or driveways and will be designed in keeping with the overall resort material palette and character established by the Resort Landscape Architect. In keeping with the overall resort theme of environmental stewardship pathways will prioritize natural and noble materials with porosity.
- 4) An overall material palette for all onsite dwelling pathways and drive aisles will be adhered to by all residential properties except with special written permission by the HOA.
- 5) Site Access is required to be located at the point closest to the side property line to provide for a shared entrance at Arrowhead Road. Supplementary access points are to be provided with clear signage and supported by traffic impact analysis study(s).

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- 6) For all properties within the PRDS zone sidewalks with a minimum of 5 feet shall be provided except when in conflict with an existing tree (with caliper greater than 12") or natural feature requiring a smaller dimension to avoid disturbance.

D). Parking and Loading

This section applies to onsite parking lots for individual cars and trucks. Single detached residential units parking areas within the district may be unpaved partially or wholly except for accessible parking areas and travelways, but shall be of an appropriate material as set forth therein.

- 1) Off street parking and loading facilities shall only be placed to the rear and/or on one side and shall not be located between the front lot line and the buildings, except for necessary access drives, or when significant natural site features are in conflict (eg. wetlands, existing mature tree driplines, riparian slopes, or significant vegetation). Corner parking lots shall not be permitted.
- 2) At the time of change of use, or expansion, alteration or renovation of an existing use, existing parking at the front of a property of pre-existing buildings shall require, at minimum, a 10' wide landscape buffer consisting of an existing vegetated area (may include wetland, existing trees, or shrubbery), a hedgerow, shrub planting, berm, or combination to screen the parking area from the adjacent road or property.
- 3) Parking lot layout, landscaping, buffering, and screening shall to the greatest extent possible prevent direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise or exhaust fumes onto adjacent properties in particular adjacent to residential properties.
- 4) Parking areas shall be accessed by means of shared or common driveways, preferably from side streets or lanes. Off-street parking areas of less than 25 spaces for common resort buildings or multifamily dwellings shall, wherever possible, be interconnected with parking areas.
- 5) Parking areas shall be landscaped to provide shade and visual relief, shade, and passive stormwater management; and shall include planting islands of herbaceous material and/or new and existing trees. Wherever possible shade for parking is to be from mature existing trees either perimeter or within the parking area that are deemed healthy and will not be adversely affected by necessary changes to hydrology or topography to facilitate accessible routes. Planting shall constitute a minimum of 10% within the total parking area except when 60% of lot perimeter is vegetated, and a minimum of one deciduous or coniferous shade tree for every 10 parking spaces. This does not apply to cart parking/charging stations or parking lots less than 10 cars. Striping, vegetated islands, and wheel stops will primarily be used to organize parking areas.
- 6) No parking is to be on internal site roadways except with special permission by HOA. Single family detached and attached parking to be within individual garages, dedicated parking spaces, or on dedicated individual driveways. A maximum of 2

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cars are to be parked within the individual driveway without special permission by HOA.

- 7) Valet or Resort operations parking may determine specific vehicles for parking in areas not defined as parking lots.

E) Buffers and screens

- 1) Buffer Zone: A minimum buffer zone of 10 feet in width shall be provided on any commercial site, use or building which is located adjacent to a public right of way or residential use. Buffer zones will be planted with a mix of deciduous and coniferous trees, shrubs, and/or perennials to provide adequate screening.
- 2) All loading docks shall be oriented to avoid direct view from the street and guest experience except when adjusting building orientation would be in conflict with preservation of natural site features or require extensive grading and/or infrastructure. Loading docks concealed from view by vegetated or screens in an architectural style in keeping with the overall development. Screens shall be a minimum 4' high.
- 3) All air conditioning units, HVAC systems, exhaust pipes or stacks and/or miscellaneous mechanical facilities to be thoroughly screened from the public right of way and adjacent properties using walls, fences, roof elements, berms, or vegetation.

F) Outdoor Storage

1) Resort Buildings

i) Outdoor storage of goods and materials will be screened by designed screens of a minimum 4' height in keeping with the Architectural language of the resort. Where objects are not visible from the public right of way or guest experience cmu or masonry materials may be used. Priority will be for vegetated screening.

2) Residential Buildings

i) Outdoor storage of any kind visible to the public right of way is strictly prohibited. Residents may petition the HOA board for special exceptions. This may include but is not limited to:

- Recreational vehicles
- building or plant materials
- structures (such as a tree fort or children's play equipment)

iii) A standard screen detail will be included for all residences who wish to add any outdoor supplemental storage. All construction of outdoor storage structures must be built by an approved contractor and built under the guidelines set for the residence and resort.

G) Lighting

- 1) Site lighting will be dark sky and wildlife compliant and prioritize absolute minimum light levels for safety and wayfinding.

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- 2) Luminaires, poles, and/or bollard material to be muted and in keeping with the surrounding resort and landscape color and material palette except when incorporated into an art piece. Foundations to be flush with or concealed below grade.
- 3) The majority of site lighting will be pedestrian in nature with a maximum overhead height of 16' if not mounted on a building, with the exception being primary vehicular routes and the dedicated sports area. Priority will be given to reducing site poles and infrastructure, where possible lighting will be mounted on buildings.
- 3) Lighting will avoid offsite glare and light pollution or spillover into the public right of way.

H) Signage

- 1) New and Renovations to existing signage visible from the perimeter of the property and highway will be submitted to the Planning Board for Review and Approval. Design will adhere to the following minimum requirements:
 - I. A maximum of 1 sign will be permitted for each entrance and exit and building.
 - II. Freestanding internally lit signs and billboard style signage is prohibited on this property.
 - III. Window signage will be limited to 15% of the total window size.
 - IV. Directional and regulatory signage will be reviewed by appropriate agencies and incorporated into design features and resort/residence materials where possible.
 - V. Signs mounted on a building or structure will be a maximum of 25% wall square footage and where facing public right of way be submitted to the Town Board for review and approval.
 - VI. Signage will be incorporated into the landscape.
 - VII. Signage mounted on a natural feature (rock) will be designed to the scale appropriate to the individual substrate and natural variations. Signage on natural features will not obscure more than 25% of the feature.
 - VIII. Signage lighting to be dark sky compliant.

I) Utilities

- 1) Onsite utilities to be buried unless existing conditions prove prohibitive.
- 2) Utility transformers or control rooms to be subsurface or screened by vegetation and/or Architecturally design structures should subsurface location be prohibitive.

J) Stormwater Management

- 1) Stormwater management for the Project will be designed in compliance with the NY State Pollution Discharge Elimination System (SPDES) permit program. Coverage under SPDES General Permit GP-0-20-001, Stormwater Discharges from Construction Activities will be obtained. Project stormwater design will meet the criteria established by NYSDEC for quality and quantity controls as specified in the NY State Stormwater

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Management Design Manual, 2015 (or latest edition), and the NY State Standards and Specifications for Erosion and Sediment Control, 2016 (or latest edition).

Stormwater management to prioritize passive systems of planted swales for surface conveyance, onsite detention, biofiltration and infiltration for treatment, and controlled release.

2) Soft systems of stormwater treatment to be prioritized over direct release hard subsurface infrastructure and structures. Stormwater treatment criteria will be established per the SPDES general permit requirements.

4) Oil and grit separators will be provided at outlets adjacent roadways, parking lots, or sources of oil pollution.

5) Stormwater structures (if needed) will be screened from view with plant material.

K) Site Operations and Management

1) Site operations and maintenance to prioritize seasonal upkeep of landscapes and grounds to remove dead or dying plant material and keep site and perimeter free from litter.