

**DRAFT GENERIC  
ENVIRONMENTAL STATEMENT  
BLUE POINT OVERLAY DISTRICT**

191-200 Blue Point Road  
Town of Lloyd  
Ulster County, New York 12538

**THE BLUE POINT OVERLAY DISTRICT  
DESIGN STANDARDS  
&  
ZONING DISTRICT BULK REGULATIONS**

August 2013





## Table of Contents:

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**Job Name:** Draft Generic Environmental Impact Statement  
Blue Point Overlay District Plan

**Job Number:** Y0811.02

**Owner/Client:** Hudson Valley Wine Village, Inc.  
191-200 Blue Point Road  
Town of Lloyd, Ulster County New York

1. Design Standards:
  - a. Chapter One - Architecture
    - i. Introduction
    - ii. Design Standards: Single Family Housing (BPMF District)
    - iii. Design Standards: Multi-Family Housing (BPMF District)
    - iv. Design Standards: Commercial, Office, and Institutional Developments (PBC & GB-1 Districts)
    - v. Design Standards: Light Industrial Developments (BPI)
2. Zoning District Classifications & Bulk Regulations
  - a. Blue Point Multi-Family District (BPMF)
  - b. Blue Point Commercial District (BPC)
  - c. Light Industrial District (PBI)
  - d. General Business (GB-1)
3. Figures & Exhibits
  - a. Figure 1 - Site with Property Line Boundary
  - b. Figure 2 - Current Zoning
  - c. Figure 3 - Proposed Zoning
  - d. Figure 4 - Proposed Site Development Plan

## **CHAPTER ONE: ARCHITECTURE**

### **I. Introduction**

#### **A. Goals**

- a. Architecture is the most visible expression of local history as well as man's exercise in authoring a sense of place. A new building can make an important contribution to a community and its surrounding environment if designed correctly, and just as surely, inappropriately designed buildings can negatively impact the character and quality of the community built environment.
- b. The goal of this document is to provide clear and useful architectural standards for the design, construction, review and approval of growth in the Blue Point Overlay District. These guidelines will help insure that new buildings are compatible with either the Town of Lloyd's vernacular architecture, the character of the "Tuscan Village" or the rural traditions of American architecture. Once in place and in force, they will provide a framework for making the Blue Point Overlay District a special place.
- c. Lloyd's earliest settlements occurred in the 17th and 18th centuries. Many of the buildings constructed during that period still remain. As new development occurs in the Town, every effort should be made to blend newer styling with this well established tradition. Referring to the architectural detailing used and the vernacular of the buildings located within a community, new structures can provide individual expression without merely being replicas of historical ones. It is not the intention of these Guidelines to inhibit new and innovative architecture, but it is important that new and old designs are compatible, and that all new buildings respect issues of sustainability and quality while balancing sound economic practices.
- d. In following these standards, it is important to appreciate the sensibility of working with the rolling and wooded site, and in understanding its history. It is not intended that this district be created as a traditional neighborhood development – one that is founded as another hamlet- but rather one that retains the site's rural character while supporting the development of the commercial, residential and light industrial centers that are projected for this area. It is also intended that the natural cover and topography be retained as practical and as possible, while creating the living, working and public assembly functions in this district.

#### **B. Developments Subject to Design Review:**

The site plan review process provides a mechanism by which all new construction in the Blue Point Overlay District will be evaluated and individual projects are reviewed to ascertain adherence to these guidelines.

C. Tuscan Village:

The adaptive re use of the existing buildings of the “Tuscan Village” is strongly encouraged where practicable. It is therefore required that as a condition of approval for any development project that includes the demolition of an existing “Tuscan Village” structure, that such project demonstrate the unsuitability of the subject building for the new proposed uses. Such proof shall take the form of an assessment of the physical condition of the building, a cost/benefit analysis of renovation versus replacement, and a general analysis of the suitability of the existing structure for the proposed use and providing reason for the logic regarding its replacement. It is understood that some of the existing structures within the Village may have outlived their useful life.

**II. Design Standards: Single Family Housing (BPMF District)**

A. Site Planning

a. Lot Layout

Building placement and orientation should be carefully designed to enhance the visual impact on the streetscape, minimize the visual impact of garage doors, retain natural site features, and conserve energy. Consistent setbacks from the street are strongly encouraged, where appropriate. New houses on a street should conform to the dominant setback unless such alignment conflicts with an alternative conceptual framework that has previously been accepted. Setbacks as they relate to private streets shall be in conformance with an agreed upon master plan for a private development. Accessory structure layout and placement shall be in accordance with the stated setback limits.

b. Grading & Drainage

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements as they relate to grade. Stepped structures are preferable to large cuts or fills and retaining walls to address topographical conditions.

c. Public Space

It is encouraged that communal public open space be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with the guidelines posited for such installations elsewhere in these standards. In addition, where the development is adjacent to the trail system, a connector path/trail shall be provided linking the open space to the trail system.

B. Planting Areas

Landscaping should be used to soften the mass of the house and integrate with the common landscaping areas as well as provide a buffer to other development pods and the main collector road. Plantings shall be used to provide screening where necessary from incompatible elements and such plantings shall be selected to provide year round

screening. Untouched, natural landscaped areas are preferable, but where this is not possible, new native only plantings should be used to create such buffer zones.

### C. Building Design

#### a. Building Form

- i. New homes should reflect the character of surrounding architecture (where it exists) in scale, mass and building form. In addition, new homes and additions should be designed to the human scale. By using the human scale, a building appears more modest in size, does not dwarf or intimidate residents, and is more compatible with Town of Lloyd's vernacular architecture.
- ii. As a practical matter, a design approach should be used that breaks down the mass of the building by articulation of the first story to distinguish it from upper levels, makes use of traditional patterning of window to wall surfaces, and incorporates scale signaling elements such as columns, roof overhang brackets, window 'eyebrows', and covered porches, as appropriate. In addition to these specific recommended measures, all new construction should be compatible with historic buildings in the Town, Hamlet and/or those of the "Tuscan Village", as well as appropriate to their surroundings.

#### b. Roof Forms

- i. Roofs should be designed to be in harmony with the vernacular architecture, this would typically include the use of front and side gables. Gable roofs may vary in pitch from 7:12 to 14:12. Roof pitches below 8:12 on main roofs are discouraged. Mansard roofs should be avoided. Shed roofs are acceptable as secondary roofs only, unless demonstrated to be compatible with the goals stated herein. The minimum pitch of shed roofs should be 3: 12. Flat roofs are not permitted for new single family homes
- ii. Simple roof forms should be avoided as much as possible in favor of complex roof compositions, particularly in the case of larger buildings. More complex roofs consist of a main roof type that is dominant, with attached secondary roof types that are similar and lower than the main roof ridge line. This will create the additive assemblage of building elements that is characteristic of larger buildings in rural communities. It will also help to reduce the appearance of the building's mass.
- iii. Roof features such as cupolas, belfries, towers or similar structures should be considered where such features are historically accurate architectural elements. Dormers may take gable, hip or shed form, should consist primarily of windows, and should cumulatively not exceed a majority of the overall roof length. Cornices, brackets, and overhanging eaves are encouraged if appropriate to the style of the proposed design.

- iv. Desirable roof materials include slate (either natural or manmade), shingle (either wood or asphalt composition) and metal formed to resemble "standing seams." Roof color should be traditional, meaning that it should be within the range of colors found on historic buildings in the Town and Hamlet, or those traditionally used in rural American architecture in the region. The use of fascias, dormers and gables and other such building forms are encouraged to provide visual interest.
  
- c. Garages  
Garages should be integrated into the overall design of the home and should not dominate the street scape. In no case shall more than (3) bays in a row be permitted. Detached garages are permitted if placed at the rear of a lot.
  
- d. Windows & Entries  
Windows and other openings should have proportions and a rhythm of surface to openings similar to historic buildings in the Town or of the style of the architecture that is being employed.
  
- e. Materials & Colors
  - i. Traditional building materials should be used whenever possible for new construction. These include wood siding (clapboard, shiplap, board and batten, and shingle), native stone (fieldstone), and stucco or brick of a shape, color and texture similar to that found in the historic buildings in the Town and Hamlet or in the "Tuscan Village". HardiPlank or similar cement siding, aluminum siding, corrugated metal, vinyl siding, plastic, EIFS or fiberglass siding are acceptable if detailed in a manner rendering them compatible with the traditional approach posited and with the historic buildings of the Town, Hamlet and "Tuscan Village".
  
  - ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town, Hamlet, the "Tuscan Village" and those utilized in traditional building constructed in rural locations in the Hudson Valley. Bold colors that are visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.
  
- f. Fences & Screening  
Where fencing and walls are essential, these elements should be designed to be as low as practicable to complement the architecture of the project and should be landscaped and screened from the public right of way. Each District shall provide reasonable visual and acoustical privacy. Tall blank walls adjacent to the roadway are not permitted. Pilasters, caps and/or other articulations should be used to enhance appearance and break down the scale of such elements. Walls should be stepped to follow terrain.

### III. Design Standards: Multi Family Housing (BPMF District)

#### A. Site Planning

##### a. Lot Layout

Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, retain natural site features, and conserve energy. Consistent setbacks from the street are strongly encouraged where appropriate. Setbacks as they relate to private streets shall be in conformance with an agreed upon master plan for a private development. Accessory structure layout and placement shall be in accordance with the stated setback limits.

##### b. Grading & Drainage

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements to grade. Stepped structures are preferable to large cuts or fills and retaining walls.

##### c. Public Space

It is encouraged that communal public open space be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with the guidelines posited for such installations elsewhere in these standards. In addition, where the development is adjacent to the trail system, a connector path/trail shall be provided.

##### d. Planting Areas

Landscaping shall be used to define building entrances, parking lots, and the edge of development pods, as well as providing buffer zones from the collector road, and screening adjacent uses.

#### B. Building Design

##### a. Building Form

- i. Buildings of 40 feet or more in width should be visually divided into smaller increments to reduce their apparent size and contribute to a human-scale development. The mass of these buildings should be de-emphasized through architectural details such as divisions or breaks in form and detailing, materials, window bays, separate entrances and entry treatments, variation in roof lines, awnings, or the use of sections that may project or be recessed. It is encouraged, where the housing type permits, to identify individual unit entries, to reduce apparent size and to accentuate the notion of place.
- ii. Stepped structures that follow the grading as much as possible, in lieu of large blank expanses of retaining walls or other structure, are encouraged to address grading requirements. Designs should incorporate a '360 Degree' approach to provide architectural detail and scale to all sides of buildings.

- iii. The height of new buildings should be consistent with that of neighboring buildings or the scheduled zoning requirement unless special circumstances exist. However, one-story structures are discouraged for multi-family projects. Through the use of variations in building height, roof line and grade definition, the perceived height of the building can be effectively reduced, or thus be more integrated to its surroundings.
- b. Roof Forms
- i. The style of roof lines is important because roofs are a predominant visual element of a building. As such, the roofs should be designed similarly to the vernacular architecture- typically front and side gables. Gable roofs may vary in pitch from 7:12 to 14:12. Roof pitches below 8:12 on main roofs are discouraged. Mansard roofs should be avoided. Shed roofs are acceptable as secondary roofs but discouraged as main roofs, unless appropriate to the overall architectural style. The minimum pitch of shed roofs should be 3: 12. Flat roofs are discouraged unless mitigated through the use of parapets.
  - ii. Simple roof forms should be avoided as possible in favor of complex roof compositions. More complex roofs consist of a main roof type that is dominant, with attached secondary roof types that are similar and lower than the main roof ridge line. This approach will suggest an additive assemblage of building elements that is characteristic of larger buildings in rural communities. It will also help to reduce the appearance of the building's mass.
  - iii. Roof features such as cupolas, belfries, towers or similar structures should be considered, where such features are historically accurate architectural elements. Dormers may take gable, hip or shed form, should consist primarily of windows, and should cumulatively not exceed a majority of the overall roof length. Cornices, brackets, and overhanging eaves are encouraged if appropriate to the style of the proposed design.
  - iv. Desirable roof materials include slate (either natural or manmade), shingle (either wood or asphalt composition) and metal formed to resemble "standing seams." Roof color should be traditional, meaning that it should be within the range of colors found on historic buildings in the Town and Hamlet, or those traditionally used in rural American architecture in the region. The use of fascias, dormers and gables and other such building forms are encouraged to provide visual interest.
- c. Windows & Entries
- Windows and other openings should have proportions and a rhythm of solids to voids similar to historic buildings in the Town or of the style of the architecture that is being employed.

d. Materials & Colors

- i. Traditional building materials should be used whenever possible for new construction. These include wood siding (clapboard, shiplap, board and batten, and shingle), native stone (fieldstone), and stucco or brick of a shape, color and texture similar to that found in the historic buildings in the Town and Hamlet or in the "Tuscan Village". HardiPlank or similar cement siding, aluminum siding, corrugated metal, vinyl siding, plastic, EIFS or fiberglass siding are acceptable if detailed in a manner rendering them compatible with the traditional approach posited and with the historic buildings of the Town, Hamlet and Tuscan Village.
- ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town and Hamlet, the "Tuscan Village" and those utilized in traditional building constructed in rural locations in the Hudson Valley. Bold colors that are visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.

**IV. Design Standards: Commercial, Office, and Institutional Developments (BPC & GB-1)**

A. Site Planning

a. Lot Layout

Building placement and orientation should be carefully designed to enhance its visual impact on the streetscape, retain natural site features, create & frame views of the Hudson River, conceal & screen the view of the building from the Hudson River where applicable, and conserve energy. Consistent setbacks from the street are strongly encouraged where appropriate. Setbacks as they relate to private streets shall be in conformance with an agreed upon master plan for a private development.

b. Project Entry and Character

Site amenities, entries, and features should be coordinated to complement one another and reinforce the character and themes established by the building architecture.

c. Grading & Drainage

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements to grade. Stepped structures are preferable to large cuts or fills and retaining walls.

d. Public Spaces

It is encouraged that communal public open space be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with those posited for such installations elsewhere in these standards. Also, public spaces can

be used to provide inter-connectivity to community buildings established for the development. In turn, the buildings of within the development can be clustered in a manner to assist in the creation & the definition of the communal public spaces, In addition, where the development is adjacent to the trail system, a connector path/trail shall be provided.

B. Building Design

a. Building Form/Articulation/Human Scale

Developments should be compatible with the historic traditions of the Town of Lloyd and those posited in these standards. In addition, each development should maintain a cohesive architectural style and individual buildings added subsequently should be designed to harmonize with the established theme. Large buildings should be articulated to break down the perceived mass. This can be accomplished through the use of changes in the exterior materials to manipulate and break down these long buildings. The use of tower elements, cupolas, arcades, traditional trim elements are encouraged to provide scale and enliven facades. Lastly, the structures need to be integrated with the natural elements of the site to affectively reduce the height of the building.

b. Roof Forms

Flat roofs are permitted and the use of parapets and/or mansard overbuilds are encouraged to provide stylistic linkage to the overall traditional character that is the standard. Roof top equipment should be screened from view.

c. Windows & Entries

Windows and other openings should have proportions and a rhythm of solids to voids similar to historic buildings in the Town, the Tuscan Village or of the style of the architecture that is being employed.

e. Building Materials/Colors

- i. Traditional building materials should be used whenever possible for new construction. These include wood siding (clapboard, shiplap, board and batten, and shingle), native stone (fieldstone), and stucco or brick of a shape, color and texture similar to that found in the historic buildings in the Town and Hamlet or in the "Tuscan Village". HardiPlank or similar cement siding, aluminum siding, corrugated metal, vinyl siding, plastic, EIFS or fiberglass siding are acceptable if detailed in a manner rendering them compatible with the traditional approach posited and with the historic buildings of the Town, Hamlet and Tuscan Village.
- ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town and Hamlet, the "Tuscan Village" and those utilized in traditional building constructed in rural locations in the Hudson Valley. Bold

colors that are visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.

## **V. Design Standards: Light Industrial Developments (BPI)**

### **A. Site Planning**

#### **a. Lot Layout**

Development projects of this type shall follow the guidelines stated above for commercial developments.

#### **b. Project Entry**

Development projects of this type shall follow the guidelines stated above for commercial developments

#### **c. Grading & Drainage**

Site grading should work with existing drainage patterns and landforms where and as possible, while providing subtle transitions of architectural elements to grade. Stepped structures are preferable to large cuts or fills and retaining walls.

#### **d. Public Space**

It is encouraged that communal public open space be provided in all developments. Such spaces shall be landscaped and planted in a manner consistent with those posited for such installations elsewhere in these standards. In addition, where the development is adjacent to the trail system, a connector path/trail shall be provided.

### **B. Building Design**

#### **a. Building Form/Building Character**

It is understood that full adherence to the general architectural standards here outlined is not practicable for these type buildings given their possible functions. Nevertheless, these basic guidelines can be followed to mitigate the appearance of these 'big boxes'. Large expanses of blank, unarticulated wall surface are discouraged. The use of scale giving elements and building articulation are encouraged, as is the application of an 'Image Zone' (a defined area on a given building with more architectural detail) for the sides of all buildings facing a public way.

#### **b. Roof Forms**

Flat roofs are permitted and the use of parapets and/or mansard overbuilds are encouraged to provide stylistic linkage to the overall traditional character that is the standard. Roof top equipment should be screened from view

#### **c. Windows & Entries**

Windows and entries should be proportioned to be in keeping with the overall traditional character intended. The use of 'faux' or backlighted windows is

encouraged where actual vision glazing would not be appropriate, to add scale elements to large expanses of otherwise blank walls.

d. Building Materials/Colors

- i. Traditional building materials should be used whenever possible for new construction. However, materials such as concrete block, concrete panels or metals of all types may be more appropriate for industrial uses and are therefore permitted. If non- traditional materials are used, the guidelines posited elsewhere in these standards are to be applied.
  
- ii. Colors used for exterior surfaces should be harmonious with surrounding development and should visually reflect the traditional colors of historic structures in the Town and Hamlet, the “Tuscan Village” and those utilized in traditional building construction in rural locations in the Hudson Valley. Bold colors that are visible as primary building colors are discouraged when visible in summer months from either the Hudson River or from Route 9W.



**Bulk Regulations:**

**Blue Point Multi-Family District**

**BPMF**

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**Owner/Client:** Hudson Valley Wine Village, Inc.  
191-200 Blue Point Road  
Town of Lloyd, Ulster County New York

1. Purpose:

- a. The Blue Point Multi-Family district (BPMF) is intended to encourage flexibility and innovation in land use in regards to various styles of residential development. Through careful planning, such districts will provide for the best use of the site consistent with the goals of protecting and embracing the natural environment. At the same time, it is intended that projects within any BPMF district provide a compatible blending with surrounding developments, minimizing such negative impacts as land use conflicts, traffic congestion, and excessive demands on existing or proposed public facilities.
- b. To the extent possible, the use of open space preservation techniques; such as clustering of homes and dwelling structures, is encouraged for the undeveloped land within this district which is available for major subdivision. The purpose for this is to establish links to existing open space areas which exist throughout the site.

2. Permitted uses and structures:

- a. Single-family detached and attached dwellings; zero lot-line detached and attached dwellings.
- b. Two-family dwellings; Townhouses; Low-rise multifamily dwellings; condominiums; apartments
- c. Building Structures and uses owned or operated for the purpose of the Blue Point Overlay District (BPOD) or any district within the BPOD.

Schedule of Permitted Uses in the Blue Point Multi-Family (BPMF) District	
Permitted Use	Special Permitted Use

Single Family Dwelling	Continuing care retirement community*
Two Family Dwelling*	Nursing home*
Townhouse*	Family home day care*
Condominium*	Home Occupation – Class II*
Multi-family*	Special uses for historic structures*
Home Occupation – Class I	Recreational business*
Conservation Area	Civic youth center*
Park, playground or other public recreation facility	Club*
Wildlife Refuge	Library or Museum*
Church or Place of Worship*	School, private*
Essential Services*	Bed-and-Breakfast
School, Public*	Neighborhood Commercial Uses
Agriculture	
<i>* Site Plan approval required</i>	

3. Accessory uses and structures: These uses & structures shall be customarily and clearly incidental and subordinate to permitted principal uses and structures. These shall also be located on the same lot as the permitted principal use or structure, or on a contiguous lot in the same ownership.
  - a. Buildings and facilities, which are reasonably necessary to meet the proper maintenance, administration, security, off-street parking, storage, fencing and utility system needs of the development.
  - b. Noncommercial greenhouses and plant nurseries.
  - c. Unattached private garages and carports.
  - d. Tool houses and garden sheds.
  - e. Children's play areas and play equipment intended directly for the use of the owners of the dwelling.
  - f. Swimming pools.
  - g. Gazebos and open structures provided for gathering.
  - h. Recreational and community assembly facilities intended for the primary use and convenience of the residents within the BPFM district and their guests.
  - i. Small public parks and playground intended for the primary use and convenience of the residents within the BPFM district.
  
4. Special permitted uses shall be as follows and such uses are subjected to Site Plan Approval by the Town of Lloyd Planning Board:
  - a. Senior Citizen Housing: The following uses are permitted for Senior Citizen Housing:
    - i. Multifamily dwellings, Townhouses, Condos or Apartments provided that such dwellings are arranged as individual dwelling units for the occupancy of elderly families.

Exception: Notwithstanding, one unit may be occupied by a project superintendent or manager and his/her family.

- ii. Accessory uses. The following accessory uses are permitted in conjunction with a Senior Citizen Housing use:
    - a. The following accessory uses are permitted, provided that such facilities are restricted in their use to residents of the development and their guests:
      - i. Meeting rooms, multipurpose rooms, lounges, lobby areas or other similar common spaces.
      - ii. Game rooms, art and craft rooms, workshops, Jacuzzis, exercise rooms, libraries or other similar indoor recreation or leisure facilities.
    - b. Outdoor sitting areas, game areas, walking trails or other similar outdoor recreation or leisure facilities.
    - c. The following accessory uses are permitted, provided that such facilities are managed as part of the building or complex of buildings and restricted in their use to residents of the building or building complex and their guests, and, further, provided that there are no external advertising signs for such facilities:
      - i. A common kitchen and dining room.
      - ii. A beauty and/or barbershop, provided that the maximum floor area devoted to such use is no more than 250 square feet.
      - iii. A self-service laundry.
      - iv. A convenience shop for daily needs such as food items, prescription and nonprescription drugs, newspapers and small household items and similar items, provided that the maximum floor area devoted to such use is no more than 400 square feet.
      - v. A coin-operated vending machine room, provided that the maximum floor area devoted to such use is no more than 250 square feet.
      - vi. Office space for a doctor, medical infirmary or clinic and/or social service delivery.
5. Upon review and approval by the Planning Board, neighborhood commercial activities may be permitted, subject to the following conditions:

- a. No commercial activities will be permitted in the BPMF district within developments containing fewer than 200 dwelling units or within the BPMF district until the number of dwelling units is greater than 25% approved density.
  - b. All commercial facilities must be designed as an integral part of the development; external advertising or other characteristics which would negatively alter the residential scenic quality, noise level, or traffic load shall not be permitted.
  - c. The commercial activities permitted within a BPMF shall not in the aggregate exceed more than 4% of the total floor area within such development, provided further that the maximum floor area devoted to any single activity shall not exceed 3,000 square feet.
6. General Provisions:
- a. The Town of Lloyd Zoning Code shall be followed for the design of sites, storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), planting & landscaping, and signage. Additional standards are outlined within the respective sections of the specific district guidelines.
  - b. The "complete street" model should be used for design of the road way. Consideration must be given to all users of the roadway: bicyclists, public transportation vehicles and riders, pedestrians, and vehicular traffic.
  - c. Maximum density. The maximum number of dwelling units in the BPMF district shall be computed by multiplying the net buildable acreage to be developed by 10, excluding any area to be developed as a commercial use (as approved by the Town Board).
  - d. The following regulations shall apply to the single family development areas of the BPMF district:
    - i. The use of cluster subdivision design is preferred unless the cluster subdivision fails to meet the "Cluster Preference Criteria."
      - a. A cluster subdivision shall also comply with the requirement outlined within section 100-23 Conservation Subdivision of the Town of Lloyd.
  - e. Senior Citizen Housing shall be allowed to be part of the BPOD to expand affordable housing opportunities for senior citizens in the Town of Lloyd. It is the intent of this section to encourage the development of moderately priced multiple dwelling units for senior citizens, to ensure that such developments provide a minimum of services and facilities to accommodate resident needs and to minimize detrimental effects on surrounding properties.
    - i. Objectives. The specific objectives of this article are:

- a. To provide affordable housing for those senior citizens living on fixed or limited incomes in order to give such residents the opportunity to remain in the community close to family and friends.
- b. To provide appropriate sites for the development of such housing in locations convenient to social and medical facilities, retail shops, public transportation and other necessary services.
- c. To provide, within the boundary of the development, appropriate social, recreation and other facilities which will contribute to the independence and meaningful activity of senior citizens.
- d. To provide for the safety and convenience of residents through site design and housing unit design requirements which consider:
  - i. The special physical constraints and needs of the elderly; and
  - ii. The physical characteristics of the development site.
- e. To regulate the nature and density of senior citizen housing developments, their site layout and design, and their relationship to adjoining uses, so as to provide ample outdoor living and open space for residents and to minimize detrimental effects on the surrounding neighborhood and environment.

7. Characteristics:

The following design standards shall apply for all developments within the BPMF district. These standards are in addition to any applicable standards from The Architectural Design Standards for the Blue Point Overlay District, The Town of Lloyd Zoning Code and /or the Appendix A of the Zoning Code.

a. Architecture:

- i. The building forms, materials, colors and character shall follow the standards established within the Architectural Design Standards for the Blue Point Overlay District.
- ii. Spacing of structures:
  - a. The proposed location of all structures shall be in harmony with existing or prospective adjacent uses and to the existing or prospective development of the neighborhood.
  - b. For multifamily dwellings and one-story accessory uses in more than one structure, there shall be a minimum distance between detached structures as follows:
    - i. One and two stories: 20 feet.

- ii. Three or more stories: 50 feet
  - iii. No individual residential structure shall extend more than 275 feet in length. Each façade of the building shall consist of changes in the plan of the façade so that no one section exceeds 100 feet.
- b. Open Common open space:
  - i. Common open space must be for amenity or recreational purposes. The uses authorized for the common open space must be appropriated to the scale and character of the BPFM district considering its size, density, topography, and the number and type of dwelling units to be provided.
  - ii. Outdoor recreation area within a Senior Citizen Housing Community shall have usable outdoor recreation space which shall be provided at the ratio of 50 square feet per dwelling unit. Such space shall consist of both active and passive recreation amenities such as patio areas, shaded sitting areas, walking or jogging trails
  - iii. Maintenance of common open space:
    - a. All common open space shall be preserved for its intended purpose as expressed in the final BPFM plan. The developer shall choose one or a combination of the following methods of administering common open space.
      - i. Public dedication to the Town of the common open space. This method is subject to formal acceptance by the Town.
      - ii. Establishment of an association or nonprofit corporation of all individuals or corporations owning property within the BPFM to insure maintenance of all common open space. Such entity must be approved by the NYS Attorney General's Office and the appropriate filings made with the NYS Attorney General's Office.
- c. Pedestrian Circulation & Multi-Use Trails:
  - i. A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.
- d. The following characteristics shall apply specifically to a Senior Citizen Housing Community:
  - i. Dwelling requirements.

- a. The following requirements shall apply to multifamily dwellings located in a Senior Citizen Housing District:
  - b. Laundry. Self-service laundry facilities (washers and dryers) adequate to serve the tenants of the development shall be provided and maintained.
  - c. Indoor community space. A common lobby at the building entrance and other indoor community space and related equipment shall be required to provide social and recreational opportunities for project occupants. Included may be such facilities as game rooms, meeting rooms, dining rooms, exercise rooms or other space for active or passive recreation. Such space, exclusive of a common lobby, hallways and basements, shall be provided at the rate of no less than 20 square feet per unit.
  - d. Barrier-free access. All multifamily dwellings shall provide barrier-free access, and, at minimum, doors shall be three feet wide, thresholds shall be flush with the floor and ramps or elevators shall be provided so that all areas of the structure are accessible to the physically handicapped.
  - e. Outdoor public address systems or other outdoor amplified noise shall be prohibited.
- ii. Unit requirements.
- a. Unit size:
    - i. Rental units. The minimum permitted habitable floor area for rental units shall be 400 square feet for efficiency units, 500 square feet for one-bedroom units, and 650 square feet for two-bedroom units.
    - ii. Sale units. The minimum permitted habitable floor area for sale units shall be 650 square feet for efficiency units, 750 square feet for one-bedroom units, 900 square feet for two-bedroom units and 1,100 square feet for three-bedroom units. Additionally, three-bedroom units must be equipped with at least 1 1/2 bathrooms.
    - iii. The minimum permitted habitable floor area, as defined by subsection identified above, shall not include common areas, stairways, decks, storage or hallways.
  - b. Unit density. The minimum and maximum number of residents who may reside in a dwelling unit shall be as follows:
    - i. Efficiency units:
      - a. Minimum: one.
      - b. Maximum: one.

- ii. One-bedroom units:
    - a. Minimum: one.
    - b. Maximum: two.
  - iii. Two-bedroom units:
    - a. Minimum: two.
    - b. Maximum: three.
  - iv. Three-bedroom units:
    - a. Minimum: two.
    - b. Maximum: four.
- c. Unit amenities:
- i. Kitchen and bathroom. All dwelling units shall be designed for independent living and shall contain full bathroom and kitchen facilities, including but not limited to a sink, refrigerator, stove, range or combined unit in the kitchen and a sink, toilet, bathtub and shower in the bathroom.
  - ii. Handicapped adaptable: The percentage of dwelling units which shall be adaptable for use by non-ambulatory persons shall at least conform with the regulations outline within the New York State Building Code.
  - iii. Handicapped accessible. All dwelling units which shall be handicapped accessible and, at minimum, will contain:
    - a. Doorways that are a minimum of three feet wide.
    - b. Lever-type doors, handles and faucets.
    - c. Nonskid floors.
    - d. Ramps in place of steps.
    - e. Door thresholds that are flush with the floor.
  - iv. Safety and convenience features. For the safety and convenience of residents, all dwelling units shall, at minimum, contain the following features:
    - a. Non-scalding faucets.
    - b. Grab bars located around showers and tub areas.
    - c. Smoke detectors.

- d. Electric outlets located a minimum of 24 inches above the floor.
  - e. An individually controlled thermostat for the unit.
  - f. A panic alarm/medical alert system connected to a twenty-four-hour service available to residents upon request of such residents with the cost of such service to be borne by the residents who request it.
  - g. Cooking appliances that do not utilize an open flame.
  - h. A twenty-four-hour emergency phone number posted in a conspicuous location.
  - v. Storage. A minimum of 20 square feet of storage area shall be provided for each unit. Such storage area shall be in addition to normal closet space.
- k. Dimensional & Bulk Regulation Tables for Multi-Family & Apartment Type Dwelling Units:
- |    |  |                             |
|----|--|-----------------------------|
| a. | Minimum Lot Area (square feet)                   | 2,500                       |
| b. | Minimum front yard setback (feet)                | none                        |
| c. | Minimum side yard setback (feet)                 | none                        |
| d. | Minimum rear yard setback (feet)                 | none                        |
| e. | Minimum frontage (feet)                          | 150                         |
| f. | Minimum lot width (feet)                         | 150'                        |
| g. | Maximum building height (feet)                   | 40 feet/3 stories           |
| h. | Maximum building coverage                        | 8%                          |
| i. | Maximum lot area coverage                        | 50%                         |
| j. | Minimum landscaped area                          | 35%                         |
| k. | Maximum dwelling unit density                    | 10 dwelling units /<br>acre |
| l. | Minimum setbacks:                                |                             |
|    | i. From a Residential Use on adjoining property. | 101 FT                      |
|    | ii. From edge of road R.O.W.                     | 50 FT                       |
|    | iii. Edge of a Primary Conservation Area         | 100 FT                      |
|    | iv. Edge of Secondary Conservation Area          | 50 FT                       |
|    | v. From edge of parking lot to building          | 20 FT                       |
- m. Dimensional & Bulk Regulation Tables for Single-Family Dwelling Units on individual lots:
- |    |                                   |                     |
|----|-----------------------------------|---------------------|
| a. | Minimum Lot Area (square feet)    | 8,000 (0.183 acres) |
| b. | Minimum front yard setback (feet) | 30'-0"              |

c. Minimum side yard setback (feet)	15'-0"
d. Minimum rear yard setback (feet)	50'-0"
e. Minimum frontage (feet)	85'-0"
f. Minimum lot width (feet)	85'-0"
g. Maximum building height (feet)	40 feet/3 stories
h. Maximum building coverage	8%
i. Maximum lot area coverage	50%
j. Minimum setbacks:	
i. From a Residential Use on adjoining property.	101 FT
ii. From edge of road R.O.W.	50 FT
iii. Edge of a Primary Conservation Area	100 FT
iv. Edge of Secondary Conservation Area	50 FT



**Bulk Regulations:**  
**Blue Point Commercial**

**BPC**

**Job Name:** Draft Generic Environmental Impact Statement  
Blue Point Overlay District Plan

**Job Number:** Y0811.02

**Owner/Client:** Hudson Valley Wine Village, Inc.  
191-200 Blue Point Road  
Town of Lloyd, Ulster County New York

1. Purpose:
  - a. The Blue Point Commercial District (BPC) as part of the Blue Point Overlay District is the cultural, commercial and tourism hub of the district. The enhancement and the preservation of the existing character of the buildings/structures will be an essential element of this new community, along with integrated new construction.
  - b. To encourage and promote the most attractive and economic development of the land which under the appropriate conditions would include a mixture of designated land uses and would encourage job-supporting and tax producing new development in accordance with the outlined development standards
  - c. To attract regional tourists and expand the local economy, in recognition of the tourists/visitors who spend the night in a community and who contribute more to the economy than those who just pass through.
  - d. To support the vision outline in the Town of Lloyd’s Comprehensive Plan, which includes the goals of capitalizing on the Town’s location near major, existing and regional tourism attractions, such as the Mohonk Preserve, Minnewaska State Park, the Catskill Mountains, the Appalachian Trail, West Point, the Franklin D. Roosevelt & Eleanor National Historic Sites, The Vanderbilt Mansion National Historic site, the Walkway Over the Hudson, and the Kingston Rondout District; and further encouraging establishment of the Comprehensive Plan.
  - e. To provide methods of compatibility of tourist recreation resort uses with surrounding agricultural and recreational uses, where applicable, and

recognizing that such recreational uses, based upon enjoyment of nature and open space, can coexist with nearby agricultural and commercial uses.

2. Allowable Uses:

- a. Craft or artist workshops & studios.
- b. Professional offices
- c. Retail Businesses
- d. Service Businesses
- e. Museums
- f. Tourism & Recreational Resorts:
  - i. Hotels
  - ii. Lodging Facilities
  - iii. Conference Centers
  - iv. Spa Facilities / Health Clubs
  - v. Restaurants and other places for serving food & beverages
- g. Work/Live establishments

<b>Schedule of Permitted Uses in Blue Point Commercial (BPC) District</b>	
<b>Permitted Use</b>	<b>Special Permitted Use</b>
Craft or artist workshops & studios.*	Two Family Dwelling*
Professional Offices*	Townhouses*
Retail Businesses*	Low-rise multi-family*
Service Businesses*	Condominiums*
Medical or dental clinic or group offices*	Church or Place of Worship*
Museums*	Hospital*
Hotels*	Day care, adult*
Lodging Facilities*	Nursing home*
Conference Centers*	School, private*
Spa Facilities / Health Clubs*	School, Public*
Work/Live establishments*	Colleges & Universities
Restaurants*	Dormitories & associated dining facilities
Essential Services*	Club*
Park, playground or other public recreation facility	Library*
Day care center*	
Recreational business*	
<i>* Site Plan approval required</i>	

3. Special permitted used shall be as follows and such uses are subjected to Site Plan Approval by the Town of Lloyd Planning Board:

- a. Those uses that are allowed within the Blue Point Commercial District (BPC).
  - i. Two-family dwellings
  - ii. Townhouses

- iii. Low-rise multi-family structures
    - iv. Condominiums
  - b. Institutional – Public, Private & Hospital Uses:
    - i. Schools – Kindergarten thru 12 grades
    - ii. Colleges & Universities
    - iii. Educational/Vocational Training Centers
    - iv. Hospital & Medical Clinics
    - v. Libraries.
    - vi. Dormitories & associated dining facilities
- 4. General Provisions:
  - a. The Architectural Design Standards of the new structures shall be appropriately integrated within the current fabric of the former Winery Compound (the “Tuscan Village”).
  - b. The Town of Lloyd Zoning Code shall be followed for the design of sites, storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), planting & landscaping and signage. Additional standards are outlined within the respective sections of the specific district guidelines.
  - c. The goal of the “Tuscan Village” shall be to create an environment characterized by a mixture of commercial office and mercantile uses as well as work/live uses, and shall contain shared outdoor spaces.
  - d. Ground floors shall primarily contain active and public accessible uses.
  - e. Buildings will be located on small lots with small or non-existent front, side and rear yard setbacks, or as required to establish an orderly and coordinated redevelopment of the “Tuscan Village”.
  - f. Apartments in the “Tuscan Village”:
    - i. Apartments shall not be located on the first/primary level of the building.
    - ii. Each and every apartment or work/live unit shall contain all services for safe and convenient habitation in meeting the New York State Fire, Building, Health and Environmental Codes.
    - iii. Each habitable area/apartment shall be at least 500 square feet.
    - iv. Each apartment shall be a separate dwelling unit and shall include such provisions for complete living, including sanitary and sleeping facilities for year-round use by one tenant.
    - v. Each apartment shall have off-street parking in accordance with the respective regulations indicated in the Town of Lloyd Design Standards.

Shared parking may be allowed if approved by the Town of Lloyd Planning Board.

5. Characteristics:

a. Architecture:

- i. The new structures shall be appropriately integrated within the current fabric of the “Tuscan Village”. The building forms, materials, colors and character shall follow the standards established within the Architectural Standards for the Blue Point Overlay District.
- ii. The intention is to create an architecturally coherent development in which all building design within the district integrates with the existing historic character of the “Tuscan Village”. This will include, but will not be limited to building orientation; fenestration, building materials, height and rooflines but all new buildings may exhibit a variety of consistent styles.
- iii. The existing buildings within the “Tuscan Village” shall be slated for adaptive reuse, where appropriate. This shall refer to an existing building being rehabilitated or converted to a new use while preserving and saving the unique features of the building that have historic and /or aesthetic value as well as physical integrity.

b. Pedestrian Circulation & Multi-Use Trails:

A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.

6. Dimensional & Bulk Requirements:

- a. Minimum Lot Area (square feet) 2,500
- b. Minimum front yard setback (feet) 10
- c. Minimum side yard setback (feet) 0
- d. Minimum rear yard setback (feet) 10
- e. Minimum frontage (feet) 25
- f. Minimum lot width (feet) 25
- g. Maximum building height (feet) 45 (Height of Clock Tower)
- h. Maximum lot area coverage 70%
- i. Minimum setbacks:
  - 1. From a Residential Use on adjoining property. 101 FT
  - 2. From edge of road R.O.W. 50 FT
  - 3. Edge of a Primary Conservation Area 100 FT

- |    |                                      |       |
|----|--------------------------------------|-------|
| 4. | Edge of Secondary Conservation Area  | 50 FT |
| 5. | From edge of parking lot to building | 20 FT |

7. The Dimensional & Bulk Requirements for multi-family building uses that are part of the Blue Point Commercial District shall follow the requirements within the BPC District.

a. Maximum Density:

The maximum number of dwelling units in the BPC district shall be computed by multiplying the new buildable acreage to be developed by 9.

b. The maximum area of the BPC District that can be allocated to multi-family residential use is 30% of the total district area.



**Bulk Regulations:**  
**Ble Point Industrial**

**BP1**

**Job Name:** Draft Generic Environmental Impact Statement  
Blue Point Overlay District Plan

**Job Number:** Y0811.02

**Owner/Client:** Hudson Valley Wine Village, Inc.  
191-200 Blue Point Road  
Town of Lloyd, Ulster County New York

1. Purpose:

- a) The Blue Point Industrial District (BPI) is configured to accommodate 450,000 SF of built space for the manufacturing, assembly, treatment, processing, packaging and storage of a wide range of products that do not generate objectionable levels of smoke, noise, dust, odor, glare, or vibration beyond the district boundaries.
- b) The public approaches to this district shall be sufficiently landscaped and screened to limit the visual impact of the industrial uses therein. The defined building setbacks and other bulk requirements, as well as defined architectural standards, will also limit this impact.
- c) It is intended that the development produce limited impact on the environment, and that such impact be contained within the district. Therefore the impact on the neighboring properties and the other zoning districts within the Blue Point Overlay District will also be limited.
- d) Design standards relative to architecture, parking, vehicular & pedestrian circulation, access, lighting and signage shall be used to regulate and to arrange to improve negative aesthetic and traffic impacts.

2. Allowable Uses:

- a) Site Plan Approval Required:
  - i) Light Industrial and Industrial Parks
  - ii) Professional Office
  - iii) Bakeries, wholesale
  - iv) Health Club

- v) Indoor & Outdoor Recreation
- vi) Municipal Buildings
- vii) Medical

b) Special Use Permit Required:

- i) Processing Facilities
- ii) Kennels
- iii) Telecommunications Facilities – co-location and new towers
- iv) Veterinary Office or Veterinary Hospital
- v) Institutional – Public, Private & Hospital Uses:
  - (1) Colleges & universities
  - (2) Educational / Vocational Training Centers
  - (3) Hospital & Medical Clinics
  - (4) Dormitories & Associated Dining Facilities

Schedule of Permitted Uses in Blue Point Industrial (BPI) District	
Permitted Use	Special Permitted Use
Light Industry	Kennels
Professional Offices*	Veterinary Office or Veterinary Hospital
Bakeries, wholesale*	Telecommunications Facilities
Health Club*	Hospital*
Indoor & Outdoor Recreation*	Nursing home*
Restaurants*	School, private*
Essential Services*	School, Public*
	Colleges & Universities
Medical or dental clinic or group offices	Dormitories & associated dining facilities
	Church or Place of Worship*
<i>* Site Plan approval required</i>	

3. General Provisions:

- a) The Town of Lloyd Zoning Code shall be followed for the design of sites, storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), planting & landscaping, site lighting, and signage. Additional standards are outlined within the respective sections of the specific district guidelines.
- b) Outdoor storage of goods, wares or merchandise for wholesale purposes or in connection with the operation of a business allowed in this zoning district shall be subjected to all respects to the setback requirements of this Section as well as all landscaping and screening regulations.

- c) The methods to be followed to encourage uses for the Blue Point Industrial District shall comply with the guidelines established within the 2005 Comprehensive Plan for the Town of Lloyd, Chapter 8, Section 8.2 – Attract Light Industry.

4. Characteristics:

- a) The intention is to create an architecturally coherent development in which the building design integrates with the other aspects of the development, including the landscaping, site topography, parking lot design, open space and the architectural character of the surrounding area. In addition the Blue Point Industrial District shall be subjected to the following design requirements:

- b) Architecture:

- i) The building forms, materials, colors and character shall follow the standards established within the Architectural Standards for the Blue Point Overlay District.

- c) Pedestrian Circulation & Multi-Use Trails:

A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.

5. Dimensional & Bulk Requirements:

- |  |                    |
|--|--------------------|
| a) Minimum Lot Area (square feet)                | 43,560 SF (1 acre) |
| b) Minimum front yard setback (feet)             | 25 FT              |
| c) Minimum side yard setback (feet)              | 35 FT              |
| d) Minimum rear yard setback (feet)              | 25 FT              |
| e) Minimum frontage (feet)                       | 150 FT             |
| f) Minimum lot width (feet)                      | 150 FT             |
| g) Maximum building height (feet)                | 45 FT              |
| h) Maximum lot area coverage                     | 90%                |
| i) Minimum setbacks:                             |                    |
| i. From a Residential Use on adjoining property. | 101 FT             |
| ii. From edge of road R.O.W.                     | 50 FT              |
| iii. Edge of a Primary Conservation Area         | 100 FT             |
| iv. Edge of Secondary Conservation Area          | 20 FT              |

6. Definitions:

- a) INDUSTRIAL, LIGHT

- i) Includes limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities such as: beverage bottling, distribution and warehousing; contractors offices and storage buildings; including general contractors, plumbers, electricians, heating, ventilating, air-conditioning contractors, masons, painters, refrigeration contractors, roofing

contractors, and other such construction occupations; distribution centers; ice production, storage, sales and distribution; laboratories for research, testing and experimental purposes; manufacture of computers, computer peripherals, electrical appliances, electronic equipment, medical instruments, and other similar products from previously manufactured components; manufacture of precision instruments and equipment such as watches, electronics equipment, photographic equipment, optical goods and similar products; manufacturing of articles or merchandise from previously prepared or natural materials such as cardboard, cement, cloth, cork, fiber, glass, leather, paper, plastics, wood, metals, stones and other such prepared materials; printing and publishing.

b) **INDUSTRIAL PARK**

- i) A type of planned industrial environment for a variety of light industrial and related activities in which special emphasis and attention are given to aesthetics and community compatibility. Subdivided and developed according to an enforceable Master Plan that includes detailed provisions for streets and all necessary utilities, the park provides serviced sites for a community of industrial and industry-oriented uses. Adequate control of the land, buildings and industrial operations is provided through zoning, private restrictions incorporated as legal requirements in deeds of sale or leases and the provision of continuing management, all for the purpose of assuring attractive and efficient uses within the park and the harmonious integration of the industrial area into the community in which it is located.



## **Bulk Regulations:**

### **General Business -1**

### **GB-1**

**Job Name:** Draft Generic Environmental Impact Statement  
Blue Point Overlay District Plan

**Job Number:** Y0811.02

**Owner/Client:** Hudson Valley Wine Village, Inc.  
191-200 Blue Point Road  
Town of Lloyd, Ulster County New York

#### 1. Purpose:

- a. The purpose of the General Business - 1 District (GB-1) is to provide a variety of shopping and commercial facilities for adjacent residential areas and the community at large. The regulations are designed to limit the size of the business and the commercial facilities to a scale that is in keeping with the character of nearby residential districts while allowing a greater variety of business uses.
- b. The GB-1 district is design to provide for commercial/office establishments that typically require direct auto access to and visibility from a major arterial road or state/county highway.
- c. It is intended that the development produce limited impact on the environment, and that such impact be contained within the district. Therefore the impact on the neighboring properties and the other zoning districts within the Blue Point Overlay District will also be limited.
- d. Design standards relative to architecture, parking, vehicular & pedestrian circulation, access, lighting and signage shall be used to regulate and to arrange to improve negative aesthetic and traffic impacts.

#### 2. Allowable Uses:

- a) Site Plan Approval Required:
  - i. Bank
  - ii. Convenience Store
  - iii. Greenhouses and nursery
  - iv. Office

- v. Restaurant, with/without a drive-thru
  - vi. Retail business
  - vii. Service Business
  - viii. Telecommunications facilities, co-location
  - ix. Church or place of worship
3. Special permitted uses shall be as follows and such uses are subjected to Site Plan Approval by the Town of Lloyd Planning Board:
- a) Those uses that are permitted within the Blue Point Multi-Family District (BPMF).
    - i. Two-Family Dwellings
    - ii. Townhouses
    - iii. Low-Rise Multi-Family Dwellings
    - iv. Condominiums
  - b. Day Care Center – Adolescent and/or Adult
  - c. Motor vehicles sales.
  - d. Motor vehicle service station and repair shop
  - e. Veterinary office or animal hospital
4. General Provisions:
- a) The Town of Lloyd Zoning Code shall be followed for the design of sites, storm water management systems, off-street parking, emergency access, use of public spaces, vehicular circulation (both vehicular and bicycles), planting & landscaping, site lighting, and signage. Additional standards are outlined within the respective sections of the specific district guidelines.
  - b) Outdoor storage of goods, wares or merchandise for wholesale purposes or in connection with the operation of a business allowed in this zoning district shall be subjected to all respects to the setback requirements of this Section as well as all landscaping and screening regulations.
  - c) The alternative solutions to strip mall development shall comply with the guidelines established within the 2005 Comprehensive Plan for the Town of Lloyd, Chapter 8, Section 8.1 – Encourage Alternatives to Strip Malls.
5. Characteristics:
- a) The intention is to create an architecturally coherent development in which the building design integrates with the other aspects of the development, including the landscaping, site topography, parking lot design, open space and the architectural character of the surrounding area. The GB-1 district shall be subjected to the following design requirements:

- b) Architecture:
  - i. The building forms, materials, colors and character shall follow the standards established within the Architectural Standards for the Blue Point Overlay District.

- c) Pedestrian Circulation & Multi-Use Trails:
 

A pedestrian circulation system is required. Where practicable, the system and its related walkways shall be separated as completely as possible from the vehicular street system in order to provide separation of pedestrian and vehicular movement. This separation shall include, when deemed necessary by the Planning Board or Town Board, playgrounds, residential uses, and other neighborhood uses that generate a considerable amount of pedestrian traffic.

6. Dimensional & Bulk Requirements:

- |  |           |
|--|-----------|
| a) Minimum Lot Area (square feet)                | 15,000 SF |
| b) Minimum front yard setback (feet)             | none      |
| c) Minimum side yard setback (feet)              | 20 FT     |
| d) Minimum rear yard setback (feet)              | 25 FT     |
| e) Minimum frontage (feet)                       | 75 FT     |
| f) Minimum lot width (feet)                      | 75 FT     |
| g) Maximum building height (feet)                | 35 FT     |
| h) Maximum lot area coverage                     | 40%       |
| i) Minimum setbacks:                             |           |
| i. From a Residential Use on adjoining property. | 101 FT    |
| ii. From edge of road R.O.W.                     | 50 FT     |
| iii. Edge of a Primary Conservation Area         | 100 FT    |
| iv. Edge of Secondary Conservation Area          | 50 FT     |
| v. From edge of parking lot to building          | 20 FT     |

7. The Dimensional & Bulk Requirements for multi-family building uses that are part of the General Business - 1 District shall follow the requirements within the BPFM District.

- c. Maximum Density:
 

The maximum number of dwelling units in the GB-1 district shall be computed by multiplying the new buildable acreage to be developed by 9.
- d. The maximum area of the GB - 1 District that can be allocated to multi-family residential use is 30% of the total district area.