

Topic:	Site Design Standards
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State:	New York
Jurisdiction Type:	Municipal
Municipality:	Village of Bronxville
Year (adopted, written, etc.):	Unknown
Community Type - applicable to:	Suburban; Rural
Title:	Village of Bronxville Site Design Standards Ordinance
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Abstract

The Village of Bronxville created site plan and approval standards for use by the Design Review Committee and the Planning Board in reviewing applications for development. These standards include regulations for: landscape and environment; relationship of structures and open space; circulation and parking; protection of neighbors; compliance with other laws and regulations; surface water drainage; and applications for accessory uses.

Resource

Village of Bronxville NY Site Plan and Subdivision Approval Standards
Code of the Village of Bronxville NY
Chapter 310 Zoning
Article VI Site Plan and Subdivision Approval

§ 310-30. Standards.

A. Enumeration. The following standards, without limitation, shall be used by the Design Review Committee and the Planning Board in reviewing applications for development and in thereby implementing the legislative intent and purposes set forth in § 310-43 of this chapter.

(1) Landscape and environment. To prevent the unnecessary destruction or blighting of the Village's landscape or achieved man-made environment, particular consideration shall be given to the following, insofar as practical:

- (a) Provision for minimal degradation of unique or irreplaceable land types and protection of the water flow of aquifers and other groundwater courses and wetlands;
- (b) Preservation of desirable land characteristics and significant geological and topographic features;

- (c) Preservation or replacement of trees, plants and other vegetation;
- (d) Preservation and protection of historical, archaeological and landmark areas and structures;
- (e) Protection of animal and plant life processes; and
- (f) Underground placement of utility services.

(2) Relationship of structures and open space: To ascertain that the treatment of built-up areas and open spaces in the Village have been designed so that they relate harmoniously to the terrain and landscape and to existing buildings that have a visual relationship to the proposed development, particular consideration shall be given to:

- (a) Siting of buildings and accessory structures and equipment;
- (b) Effects of building height, length, bulk and shadows;
- (c) Landscape design;
- (d) Location and layout of walks, drives and other site features;
- (e) Preservation of views from the site and from adjoining areas;
- (f) Appropriateness of building materials;
- (g) Provisions of screening around and landscape treatment within open parking and service areas;
- (h) Relationship and scaling of building design and exterior architectural features to the pedestrian; and
- (i) Likelihood of nuisances.

(3) Circulation and parking. To determine that the proposal facilitates safe and appropriate pedestrian access, vehicular traffic movement, servicing and parking within the Village, and, when necessary, compliance with other regulations for the very young, the elderly and the handicapped, particular consideration shall be given to:

- (a) Vehicle sight lines at street and drive intersections;
- (b) Provisions for access and movement of fire and emergency vehicles;
- (c) Separation of pedestrian and vehicular traffic, and, where practicable, separate provisions for bicycle circulation;
- (d) Width and alignment of drives and access roads and layout of parking and service areas;
- (e) Location and distance of curb cuts in relation to street intersections;
- (f) Effect of traffic generated by the proposed development upon surrounding streets, intersections and off-site parking;
- (g) Discouraging routing of vehicular traffic through local residential streets;
- (h) Layout and handling of pedestrian areas (plazas, walks, etc.) to avoid unnecessary congestion and overcrowding;
- (i) Minimization of left-hand turns, other turning movements and backing movements; and
- (j) Appropriateness of location, width and layout of internal circulation to the proposed development.

(4) Protection of neighbors. To protect owners and users and the Village by providing for such matters as:

- (a) Surface water drainage;
- (b) Sound and sight buffers;
- (c) Light and air;
- (d) Disposal of solid, liquid and gaseous waste and for avoidance of odors and air pollutants; and
- (e) Aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses and the functioning of the Village and its services.

(5) Compliance with other laws and regulations. To coordinate compliance with other standards and local, state and federal laws and regulations which affect design:

- (a) The Comprehensive Plan;
- (b) This chapter and other local laws related thereto;
- (c) New York State Uniform Fire Prevention and Building Code;
- (d) Utility standards and regulations;
- (e) Environmental protection laws;
- (f) Pollution control standards;
- (g) Noise control standards; and
- (h) Floodplain regulations.

B. Surface water drainage. Developments involving significant stormwater runoff from land areas and paved, roof and other surfaces shall provide an engineering analysis and design for a method of controlled drainage and/or storm system improvements which will eliminate an adverse discharge into the Village system. The design of the drainage system shall be in accordance with good engineering practice and applicable governmental regulations. All costs for the analysis, design and construction of the drainage system or improvements to the Village system shall be paid for by the applicant. Additional fees for experts engaged by the Planning Board or Superintendent to review the analysis and design of such drainage systems and improvements shall be paid for by the applicant pursuant to the provisions of this section.

C. Application to accessory uses. The standards of review prescribed by this section shall also apply to all accessory buildings, structures, freestanding signs and other site features, however related to primary buildings or structures of a site development.