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Title:	Village of Bronxville Site Plan & Subdivision Approval Standards
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Abstract

The Village of Bronxville, New York, requires any land being cleared or altered, any building or other structure being constructed, demolished, moved, externally altered or enlarged, any water course, floodplain or wetlands being diverted, dredged or filled, any use of land, building, or other structure being changed, any building or other use permit being issued, to receive the final approval of a site plan granted by the Planning Board. However, detached single-family residential buildings permitted as-of-right under the applicable zoning regulations are exempted from this requirement. The Design Review Committee and the Planning Board are instructed to consider, among other factors, provision for minimal degradation of unique or irreplaceable land types and protection of the water flow of aquifers and other groundwater courses and wetlands; surface water drainage; and compliance with the Village's floodplain regulations. Additionally, developments involving significant stormwater runoff must 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 must use good engineering practice and be in accordance with applicable governmental regulations. Further, the applicant is required to pay all costs associated with analysis, design, and construction of the drainage system, improvements, and any additional fees for experts. Finally, applications for preliminary and/or final approval of site plans must include the location of significant natural features including, among other things, watercourses.

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

§ 310-26. Site plan approval.

A. Site plan approval required. Pursuant to § 7-725-a of the Village Law, no land shall be cleared or altered nor shall any building or other structure be constructed, demolished, moved, externally altered or enlarged, nor shall any water course, floodplain or wetlands be diverted, dredged or filled, nor shall the use of any land, building or other structure be changed, nor shall any building or other use permit be issued, except in accordance with final approval of a site plan granted by the Planning Board pursuant to this article, except detached single-family residential buildings permitted as-of-right under applicable zoning regulations.

§ 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.

§ 310-31. Site plans.

A. Site plans required. Every application for preliminary or final site plan approval shall be documented by site plans and building drawings as specified by this section, except as otherwise provided pursuant to this article. Such plans and drawings shall accompany and be deemed part of the application. Plans and drawings submitted for preliminary approval may be submitted for final approval to the extent that they are unchanged.

B. Contents of site plans. Each application for preliminary and/or final approval of site plans shall include:

(1) Preliminary building floor plans and exterior elevations drawn to scale adequate to show clearly the design intent.

(2) A site plan or plans, drawn at a scale adequate to show clearly the following:

(a) The dimensions, orientation and acreage of each lot or plat to be built upon or otherwise used and the location of present and proposed easements, prepared by a licensed surveyor under his or her seal;

(b) The layout of the entire project and its relation to surrounding properties and the existing buildings and land uses thereon;

(c) The location and dimensions of present and proposed street and highway dedications required to handle the traffic generated by the proposed uses;

(d) The location of points of entry and exit for motor vehicles and the internal vehicular circulation patterns;

(e) The location and layout of all existing and proposed paved areas, including off-street parking and loading facilities;

(f) All existing and proposed topography and grading;

(g) The location of significant natural features including, without limitation, watercourses, rock outcrops and wooded areas;

(h) The location of existing and proposed plantings and screenings, including all existing trees of four-inch caliper and over, measured at a height of four feet above grade. Trees over four-inch caliper and other significant plantings to be removed shall be indicated;

(i) The size, shape, location and lot line set back dimension of existing and proposed construction;

(j) Indication of the proposed use of construction shown on the site;

(k) Indication of building divisions into separate occupancies or uses;

(l) The location of walls, fences and railings and the indication of their height and the materials of their construction;

(m) Indication of exterior lighting adequate to determine its character and to enable review of possible hazards and disturbances to the public and adjacent properties;

(n) Indication of other potential disturbances to the public and adjacent properties including, without limitation, noise or odors to be emitted from the proposed use; and

(o) The location, size and design of exterior signs and outdoor advertising.

(3) If a proposed project is to be developed in separate stages, a plan shall be submitted indicating the total development and the sequence and timing for each phase of the development.

(4) Analysis and statement of compliance with applicable sections of this chapter including, without limitation, density, building height, number of stories, bulk, dimension, setback, usable open space, building coverage, occupancy and parking.

(5) A statement of the zoning history of the property, including all amendments to the applicable provisions of the zoning ordinance and prior decisions by the Planning Board (and its predecessor) and the Zoning Board of Appeals in the case of any development, the cost of which is estimated to exceed \$50,000.

C. Waiver of requirements. The Planning Board may waive any of the above submissions that it believes to be unnecessary. The Planning Board may require such other information and exhibits as it deems reasonably necessary to enable it to reach an informed result. That information may include but is not limited to:

(1) Photographs of the site and neighboring structures;

(2) Sections to explain the character of the design;

(3) Professional studies of the effect of the proposed development upon the Village with respect to such factors as traffic and parking, surface water drainage facilities and public utilities;

(4) Detailed drawings of decorative elements;

(5) Samples of exterior materials and colors;

(6) Location and method of refuse storage;

(7) Scale drawings of signs; and

(8) Model(s).

§ 310-32. Compliance with State Environmental Quality Review Act (SEQRA).

The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article Eight of the Environmental Conservation Law and its implementing regulations and Chapter 140, Environmental Quality Review, of this Code.

§ 310-33. Subdivisions.

No land may be subdivided unless the subdivision is approved by the Planning Board in accordance with the provisions of this article. It is the intention of the Board of Trustees in adopting this requirement to rely upon the enabling power of § 7-725-a of the Village Law of New York State in lieu of §§ 7-728, 7-730, 7-732, 7-738 and 7-740 of the Village Law. The Planning Board may, in accordance with § 310-31C of this chapter, waive submissions by the applicant which it believes are unnecessary in light of the nature of the particular subdivision.