

DESIGN AND MATERIAL SPECIFICATIONS FOR SITE PLAN EXEMPTIONS
Revised February 8, 2011

I. INTENT

It is the intent of these specifications to ensure that modifications to real property which are exempt from site plan review will enhance community character and the quality of life, conserve energy, protect the quality of air, groundwater, and surface waters, protect property values, minimize fiscal impacts, advance the public health, safety, and general welfare. Further, it is the intent that development should implement the Comprehensive Plan of the Town, the Central Business District Plans, and other similar documents as written by the Town from time to time.

II. GENERAL REQUIREMENTS

- A. Sites which have had previously approved site plans must be in compliance with the approved plans at the time exemption application is filed.
- B. Any trees removed prior to filing an exemption application, must be replaced with trees equal in aggregate caliper.
- C. Sites that do not meet current paving, grading, drainage, or planting requirements shall be brought into compliance at a ratio of 1 square foot of noncompliant site improvements for every 1 square foot of proposed alteration to the site.
- D. Sites that do not meet current paving, grading, drainage, or planting requirements shall be brought into compliance at a ratio of 4 square foot of noncompliant site improvements for every 1 square foot of additional floor area or building coverage, whichever is greater.
- E. Applications not involving site modifications or any expansion or intensification of a building, use, or parking are not required to modify the existing site except to bring the site into compliance with a previously approved site plan except that any modifications that were made without required approvals shall be brought into compliance with current requirements.
- F. It is anticipated that situations will arise for which detailed specifications are not contained herein. In these situations, the Town shall utilize the intent of these specifications to develop and adopt specifications for the specific situation that would be applied to similar situations. In situations where the detailed specifications undermine or hinder their intent the appropriate department shall document the reason the specification would be harmful to the town and then modify the specifications in a manner that would advance their intent.

III. CB AND NB DISTRICTS, NOT INCLUDING SITES LARGER THAN 2 ACRES

A. Site

1. Parking

- a) All vehicular access to highways shall be channeled to curb cuts. Curb cuts shall be approximately 12 feet wide for one-way driveways and 20 to 24 feet wide for two-way driveways. Access drives shall be at least 75 feet from intersections and residence districts. In the CB District, access drives shall be located to maximize on-street parking. In the NB District, access drives shall be at least 6ft. from side lot lines. Except for filling stations, not more than 1 vehicular access point per frontage shall be permitted.

- b) Two-way driveways shall be 20-24ft wide; one-way driveways shall be 10-12ft wide.
- c) In the CB district, aisles for parking behind buildings shall be oriented to facilitate connections to cross streets.
- d) Curb radii shall be as large as possible, but not less than 3ft or more than 20ft. Curbs shall not be painted except if required by the Town for fire zones. Pavements shall not be painted except as required by the Town for parking stalls and traffic control. The area of paved surfaces shall be as small as possible, but not less than required by the zoning ordinance.
- e) The location of parking areas and driveways shall encourage pedestrian movement. On CB zoned parcels fronting on Main St., Smithtown between Edgewood Ave and River Rd., on Main St., Kings Park between Kings Park Blvd. and Pulaski Blvd., and on Lake Ave, St. James north of Woodlawn Ave. parking areas shall not be located between buildings and public highways. Space and racks for bicycles and strollers shall be included on sites with adequate space.
- f) Walkways shall be located between parking stalls and buildings. Walkways in front of buildings shall be at least 6 feet wide. Where parking is adjacent to the walkway, the walkway shall be at least 8 feet wide.
- g) Parking spaces shall be delineated with 4 inch wide white lines, except for handicap spaces, which shall be delineated in blue.

2. Planting

- a) Unpaved areas shall be planted with shade trees, grass, shrubs, and vines, or shall be left in a natural state if there is existing, native vegetation. Plant materials shall be selected to reduce the need for water, fertilizer, herbicides, pesticides, and energy for maintenance. Varieties that are native to Long Island should be used as much as possible. Invasive varieties shall not be used.
- b) Shade trees shall be planted 27-36ft. o.c., approx. 3ft. from front and side property lines. Specimens shall be 3 to 3-1/2" cal. Species shall be selected based upon design objectives, soil, drainage, microclimate, pests, disease, and surrounding conditions. The following species are normally acceptable:
 - *Liquidambar styraciflua* (American Sweetgum)
 - *Liriodendron tulipifera* (Yellow Poplar)
 - *Nyssa sylvatica* (Black Tupelo)
 - *Pinus strobus* (Eastern White Pine)
 - *Platanus acerifolia* (London Planetree)
 - *Platanus occidentalis* (American Sycamore)
 - *Quercus coccinea* (Scarlet Oak)
 - *Quercus palustris* (Pin Oak)
 - *Quercus phellos* (Willow Oak)
 - *Quercus rubra* (Northern Red Oak)
 - *Robinia pseudoacacia* (Black Locust)

- *Sassafras albidum* (Sassafras)
 - *Tilia americana* (Basswood)
 - *Tilia cordata* (Littleleaf Linden)
 - *Tilia tomentosa* (Silver Linden)
 - *Ulmus americana* (American Elm)
- c) One tree species shall be used on the front lot line, a second on the side property lines, a third in the rear, and a fourth on the islands.
- d) The trees shall be aligned with parking stall stripes wherever feasible. Trees shall be centered at least 4 ft. from driveways.
- e) Trees shall be offset at least 5ft. from overhead wires if possible. Trees near overhead wires shall be Oaks or equal. Where overhead wires are extensive, “wire-friendly” species shall be used, including:
- *Crataegus* spp. (Hawthorne)
 - *Malus* spp. (Crab Apple)
 - *Prunus* spp. (Cherry)
 - *Diospyrous virginiana* (Persimmon)
- f) Where a residential use or district is within 50 ft. of the front of a site an evergreen hedge (*Taxus capitata* (Upright Yew), or equal, 3ft. ht., 18in. o.c.) shall be planted between the parking area and the use or district, centered approximately 2ft. from the parking area.
- g) Permeable surface areas more than 1ft. from shrubs, vines, and tree trunks shall be grass. All areas within 1ft. of shrubs, vines, and tree trunks shall be mulched with shredded wood chips.
- h) Evergreen species adjacent to residence districts shall be one of the following:
- *Juniperus virginiana*, 6’ ht., 5’ o.c. (Eastern Redcedar)
 - *Picea abies*, 6’ ht., 6’ o.c. (Norway Spruce)
 - *Thuja occidentalis*, 6’ ht., 3’ o.c. (Northern White Cedar, Arborvitae)
 - *Pinus strobus*, 8’ ht., 12’ o.c. (Eastern White Pine)

3. Miscellaneous

- a) Fences and walls shall be located and designed to provide clear lines of sight between driveways and sidewalks and streets so as provide maximum safety for pedestrians, motorists, and bicyclists. Required buffer fences shall conform to the zoning ordinance. Other fences shall conform to the following minimum setbacks: sidewalks- 2ft., street pavements; 15ft., intersections of driveways and sidewalks- 20ft., parking spaces- 6ft. Fences shall be located at least 3ft. from the centers of evergreen trees and shrubs. Except for required buffer fences, fence types shall be post and rail, split-rail, picket, chain-link, wire “deer,” or lattice. Fence materials shall be cedar, cast iron, aluminum, or vinyl. Fences higher than 4 feet shall be setback at least 50 feet from streets. Vinyl fences shall be Walpole Freeport Elevated Nantucket solid cellular fence or equal; finish: unpainted, gray, tan, brown, dark green, or white; the color shall be selected so as to

minimize contrast with the surrounding environment. Except for required buffer fences, opaque fences shall be “shadow box” (board on board) type in order to minimize graffiti. Walls shall be constructed of masonry units or of Portland cement concrete. Masonry units shall be common red brick, Belgium block, rounded cobbles, granite fieldstone, or split-face concrete block. Unit sizes shall be not more than 16 by 8 by 8 inches. Imitation stone concrete walls shall be finished to reproduce stone indigenous to the northeast similar to the appearance of the stone bridges on the State parkways in the region or similar to the stone walls on historic bridge on Main St. over the Nissequogue River or on the former Kings Park Psychiatric Center property.

- b) Guard rails must be either a heavy duty mortised wood guard rail or a weathering steel box beam “guide” rail. Steel guide rails shall conform to: height: 27”, rail section: 6”x6”x3/16” continuous hollow structural steel tube, post: “S3x5.7” NYSDOT standard, post spacing 6ft. o.c. Wood guard rails shall conform to: height: 18”-32” (top of rail), rail: 3x8”, post 8x8” chamfered, post projection above rail: 6-8”. All new guard rails shall not be painted. Previously painted rails shall not be repainted except in dark green, brown or similar color so as to minimize contrast with the surrounding environment. These guard rails shall be used only for decorative and traffic control purposes in areas where the anticipated vehicle speeds are low. Other situations warrant special design.
- c) All blocks in concrete block retaining wall shall have the same color and texture. Monolithic concrete retaining walls shall be scored and textured to create the appearance of rusticated blocks or stones, having a width of 16 to 24 inches and a height equal to ½ the width. The wall shall be standard gray concrete, or pigmented darker, and shall not be painted. Concrete block walls shall have textured or beveled faces and shall be gray or tan. Retaining walls shall not be painted. Retaining walls shall be screened with a mix drought-tolerant, small, evergreen trees and shrubs (*Juniperus virginiana*, 6ft. ht. and *Ilex glabra* 3ft. spread, or equal). Plants near the tops of retaining walls shall be limited to *Juniperus chinensis pfitzeriana*, or equal, to reduce the risk of wind damage and damage to the walls. Fences near the tops of retaining walls shall be limited to buffer fences and safety railings.
- d) The maximum centerline gradient of walkways shall be 8%. The cross slope shall not exceed ½ inch per foot. Walkways shall be constructed of brick or concrete pavers or Portland cement concrete. In certain low pedestrian volume areas, walkways may be constructed of stone blend to the specifications of the Town Engineer.
- e) Refuse bin enclosures shall be located as far as possible from residential uses and districts, and shall be surrounded on three sides by *Juniperus chinensis pfitzeriana*, 3ft. spread, 4ft. o.c., or equal, planted 3ft. from the enclosure. Enclosures shall be angled as much as possible to facilitate access by trucks. The outside dimensions of enclosures shall be approximately 9ft. wide and 6ft. deep.
- f) Exterior lighting shall be less than 30 footcandles measured horizontally at grade. Lighting fixtures shall be full-cutoff types and be directed straight down. Lighting luminaries shall be light emitting diode (LED) type or similar energy conserving technology. All lighting shall be limited to 18 feet in height above finished grade. Metal posts shall be finished in dark

green, brown, or black. Concrete bases of free standing lighting posts shall not be higher than 6 inches above finished grade except in paved areas. Bases in these areas shall not exceed 24 inches above the pavement. Lighting, including the bases, shall not encroach into required parking stalls, aisles, driveways or maneuvering areas. The maximum width of lighting posts shall not exceed 9 inches except within 24 inches of the ground.

- g) Areas of demolished structures shall be finished with high quality soil of sufficient depth for vigorous plant growth and planted with a diversity of drought tolerant native trees (*Quercus palustris*, or equal, 2-1/2in. cal., 20ft. o.c.) and shrubs (*Ilex verticillata*, 24" sprd. 4ft. o.c.), and covered with shredded wood chip mulch at least 3 inches thick.
- h) Sidewalks in front of the site shall be brought into a state of good repair. Sidewalks shall have 3 zones: a buffer zone next to the curb for street trees, litter baskets, etc.; a clear zone for pedestrians; and an amenity zone next to the building for flower boxes, opening doors, etc. The utility zone shall be 1 to 2ft. wide where shoulder is less than 8ft. wide, and 3 to 6 feet elsewhere. The clear zone shall be as wide as possible up to 10 feet. For universal access the minimum width of the clear zone shall be 5 feet. The utility and amenity zones shall be paved in brick or shall be grass depending on anticipated volume of pedestrian traffic.
- i) Appurtenances, such as transformers, generators, utility meters, and HVAC equipment shall be screened from view by evergreen shrubs planted close enough together so that the foliage from each plant are touching each other at the time of planting.

B. Building

1. General

- a) Notwithstanding anything to the contrary, any building being altered to thoroughly and accurately appear the same as the original appearance of a building in the Smithtown Historic Sites Inventory shall be deemed as in compliance with these specifications.
- b) Notwithstanding the specifications of this section, any building being restored to as it appeared prior to 1945 shall be deemed in compliance with these specifications.
- c) On buildings built prior to 1945, existing brick; stone; or split face, split rib or rusticated block walls shall not be veneered.
- d) On buildings less than 15 feet from the curb or gutter, any existing veneer must be removed prior to the installation or replacement of a veneer, all existing veneers shall be removed so that pedestrian space is wider after the work than before.
- e) The design shall utilize a style significant in the development of the Town of Smithtown: Georgian, Federal, Greek Revival, Queen Anne, Second Empire, Italianate, Gothic Revival, Romanesque Revival, Colonial Revival, Neo-Classicism, Beaux Arts, Bungalow, Dutch Colonial, Art Deco, Art Moderne.

- f) Any portion of the building that is not an earth-tone, shall be construed as part of a wall sign.

2. Roofs

- a) Design. The roof type shall be gable, gambrel, hip, or flat. The pitch of gable and hip roofs shall be between 5:12 and 12:12. The fascias on pitched roofs shall be at least 6 in. wide. The soffits shall be 6 to 18 in. wide, consistent with the style of the building.
- b) Materials. Pitched roofs shall be asphalt or fiberglass shingles, or standing seam metal. Asphalt and fiberglass shingles shall be rated at least 300 lbs. per square.
- c) Finishes. Standing seam roofs shall be anodized dark green, patina green, brown, dark red, or equal. Shingle roofs shall not be painted.

3. Walls

- a) Except for filling stations, repair garages, and former dwellings, buildings along the main streets in the core areas shall have storefronts with prominent display windows. The windows shall meet the following: sill: 12-24" ht., lintel: 84" to 96" ht., width: 72-84", trim: 1-2" wide, lintel: approx. 84" above grade, sill: 12 to 24" ht., glass panes shall be approximately 72" x 72" or, if the façade is a Colonial style, the panes shall be approximately 12" x 16."
- b) The exterior of new or renovated walls shall be common brick, split-face block, rusticated block, fieldstone, cobblestone, perfection cedar shingles, wood clapboard, fiber-cement clapboard or vinyl clapboard. Brick shall be a typical red that was used from prior to 1950. Split face block shall be gray or unpigmented. Fieldstone and cobblestone shall have dimensions, textures, and colors indigenous to Long Island. Brick walls shall have soldier and/or sailor courses approximately 12" above grade, above all lintels, and approximately 10 feet above grade. Cedar shingles have an exposure of approximately 5"-6". Clapboard shall have an exposure of approximately 4" except for Dutch Colonial style buildings, in which case shall be 8". Vinyl clapboard shall have a minimum thickness of .046".
- c) Finishes. Clapboard shall be stained or painted in colors that do not contrast with the overall character of the district. Permitted hues shall include colors commonly known as hunter green, barnyard red, white, Williamsburg blue, light gray, tan, beige, olive, ochre, and sage. Atypical hues for buildings in the district (e.g., pink, purple, orange, aqua, turquoise, and black) and colors with intense chroma (e.g., "day-glow" colors) shall not be used. Cedar shingles shall be covered with clear, brown, or gray stain. Unless the masonry is painted in conformity with a previously approved site plan or painted prior to January 1, 1966, brick, stone, and split face block shall not be painted. Walls shall be painted a single color, except that trim and accent colors may be used for doors, molding, shutters, and similar appurtenances. No rainbows, "psychedelic" designs, or other schemes shall be permitted.
- d) Trim. Metal window and door trim shall anodized or painted to a dark finish (bronze, olive-green, black, or equal.) Wood trim shall be painted in a color customary to the district (white, dark green, ochre, or equal). Backlit

trim shall not be permitted.

- e) Display windows shall be recessed at least 1 inch and shall have visually prominent sills, framing and trim. Buildings on the main streets in the core areas of the districts shall have display windows on elevations facing the streets. The windows shall occupy the first floor of the storefront except for an alcove and 12-24" pilasters on each end. The sill shall be 12-24" above the sidewalk. The lintel shall be approximately 84" above the sidewalk. Panes shall be at least 72" x 72".
- f) Windows. Windows shall be oriented vertically and have dimensions typically used in the development of the district (approx. 30" x 60"). All windows visible from adjoining properties shall be of the same size. Window trim shall be 4" to 6" wide and shall project approximately 1/2" from the plane of the wall. The sill shall be approximately 2" tall. Windows shall be rectangular, but may have round or segmented arched tops.
- g) Awnings. All awnings facing the street shall be a traditional shed shape with a valence. The dimensions shall comply with the requirements for awning signs as found in section 322-69 of the zoning ordinance. The material shall be heavy-duty vinyl, canvas, or similar material designed and manufactured to resist damage from wind, snow, and heat. The colors shall be navy blue, dark green, dark red, yellow, olive, white, black or similar traditional hue. Not more than 3 colors shall be used per awning.
- h) Doors. Doors near streets shall be shall be decorative and be glazed over 50% of their areas.
- i) Security curtains, gates, shades and similar devices shall not be located on the exterior of the building. Security window grilles shall be designed to appear like mullions and muntins found on typical traditional buildings in the district. The material shall be anodized brown or similar dark color.
- j) Alcoves. Storefronts less than 12 feet from the curb shall have alcoves 4 to 6ft. deep to provide pedestrian space. Existing alcoves shall not be reduced in area or volume unless the main part of the façade is more than 12 feet from the curb.
- k) Walls. One-story walls shall have a middle, base, and top. The base shall be 6-12" high and be made of concrete, or masonry different from the main (middle) part of the wall. The top shall consist of a cornice or parapet approximately 12-24" high. Multi-story walls shall have upper stories of different materials from the first floor unless the walls are fenestrated wherein the windows are distributed throughout the wall and the windows occupy at least 25% of the wall area.
- l) Appurtenances. Appurtenances such as cables, vents, and electric meters shall be inconspicuously located. Roof mounted appurtenances shall be setback far from the roof edges. Landscaping shall be used to screen from view appurtenances. Where landscaping is not effective, appurtenances shall be screened from view by inconspicuous or decorative screening unless the screening would be more conspicuous than the appurtenances. Unscreened appurtenances shall be finished to blend in with their surroundings.

IV. OB, SCB, WSI, LI, AND HI DISTRICTS AND SITES OVER 2 ACRES IN THE NB AND CB DISTRICTS

A. Site

1. Parking

- a) Designs shall conform to Section II. A. 1 except for the following.
- b) Intersection-type curb cuts shall not be permitted unless required by the NYSDOT or SCDPW.
- c) Parking shall be channelized to curb cuts. The depth of the channel shall be sufficient so that vehicles using parking stalls shall not be blocked by vehicles queued to leave the site, and of sufficient depth so that vehicles entering the site shall not be queued onto the highway because of vehicles using the parking stalls.
- d) Dead end aisles shall not exceed 200ft. in length.
- e) The parking area shall not exceed 10% more than the minimum required by the zoning ordinance.

2. Planting. Planting shall conform to Section II.A.2.

3. Miscellaneous. Miscellaneous site features shall conform to Section II.A.3.

B. Building

1. General

- a) Any portion of the building that is not an earth-tone, shall be construed as part of a wall sign.

2. Roofs. Roofs shall conform to Sec. II.B.2.

3. Walls. Walls shall conform to Sec. II.B.3 except for the following differences.

- a) Exterior walls larger than 400 square feet shall be designed to create "bays." The bays shall be divided by pilasters every 16 to 24 feet. Pilasters shall be 16 to 24 inches wide and project 2 to 6 inches from the bays.
- b) Windows. All windows on the same wall and story shall be of the same size. Windows shall be rectangular, but may have round or segmented arched tops.
- c) Doors. Doors within 20 feet of the fronts of buildings shall be decorative and be glazed over 50% of their areas.
- d) Walls. One-story walls shall have a middle, base, and top. The base shall be 6-12" high and be made of concrete, or masonry different from the main (middle) part of the wall. The top shall consist of a cornice or parapet approximately 12-24" high. Multi-story walls shall have upper stories of different materials from the first floor unless the walls are fenestrated wherein the windows are distributed throughout the wall and the windows occupy at least 25% of the wall area.

V. PB, CF AND RESIDENCE DISTRICTS

A. Site

1. Parking. Designs shall conform to Section II. A. 1 except for the following.
 - a) All vehicular access to highways shall be channeled to curb cuts. Curb cuts shall be located to minimize impacts on residential uses.
 - b) Densely planted evergreen buffers shall be located between parking areas and adjacent residential uses. The buffer shall be as close as possible to the parking area unless due to terrain a different location would be more effective in buffering the adjacent use. The buffer shall consist of natural vegetation supplemented by Juniperus virginiana (Eastern Redcedar) 6ft. min. ht., 5ft. o.c. or equal.
 - c) The parking area shall not exceed 10% more than the minimum required by the zoning ordinance.
2. Planting. Planting shall conform to Section II.A.2.
3. Miscellaneous. Miscellaneous site features shall conform to Section II.A.3. except that the maximum height of exterior lighting shall be 15ft.

B. Building

1. General. The design shall conform to Section II. B.1 except for the following differences.
 - a) Buildings of less than 4,000 square feet shall be designed to look like a single family residence by utilizing forms, similar to typical residences including but not limited to gable, gambrel, or hip roofs; vertically oriented windows measuring approximately 30 inches by 60 inches; shutters and other trim.
 - b) Buildings of more 4,000 square feet or more shall be designed to blend in with the neighborhood as much as possible in terms of bulk, line, color, and texture.
2. Roofs. Roofs shall conform to Sec. II.B.2.
3. Walls. Walls shall conform to Sec. II.B.3 except for the following differences.
 - a) Exterior walls larger than 400 square feet shall be designed to create "bays." The bays shall be divided by pilasters every 16 to 24 feet. Pilasters shall be 16 to 24 inches wide and project 2 to 6 inches from the bays.
 - b) Windows. All windows on the same wall and story shall be of the same size. Windows shall be rectangular, but may have round or segmented arched tops.
 - c) Doors. Doors within 20 feet of the fronts of buildings shall be decorative and be glazed over 50% of their areas.

Dated: March 24, 2011