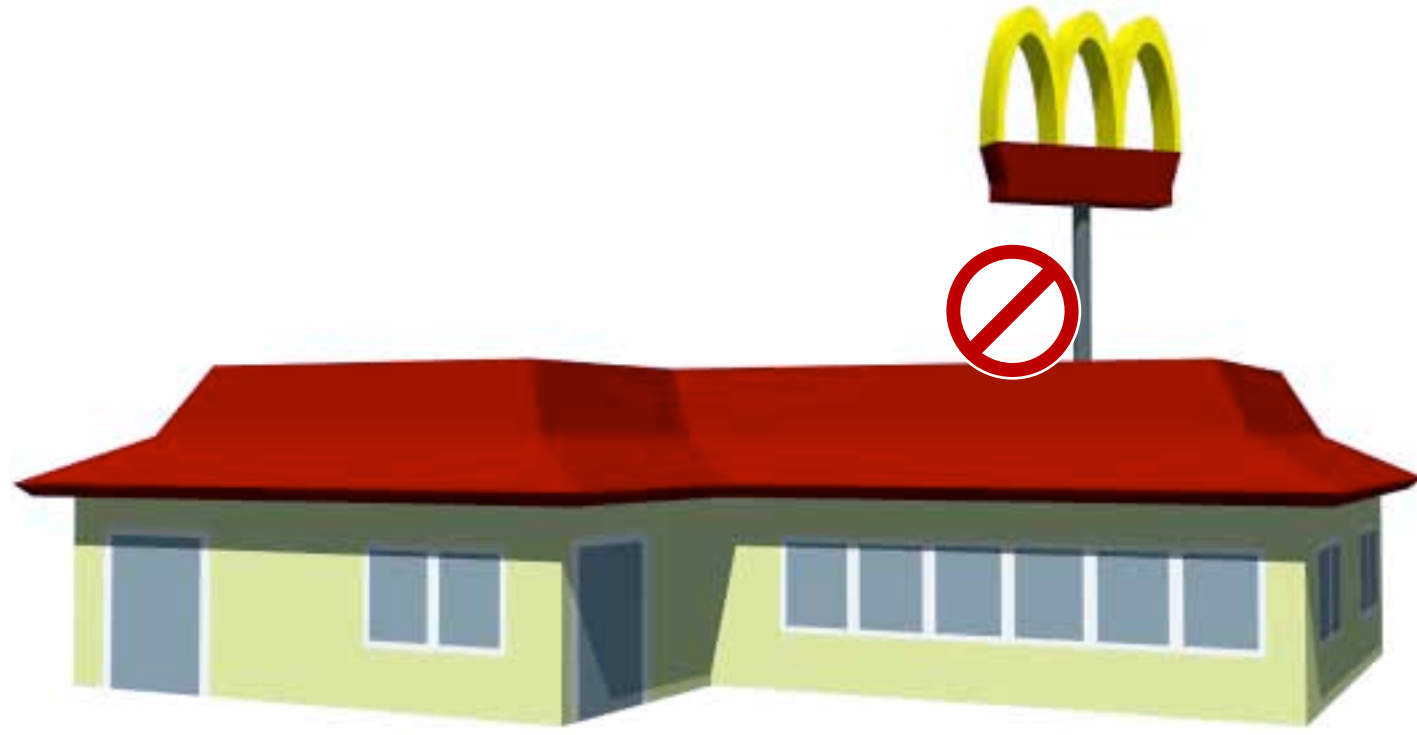


ILLUSTRATIONS of SELECTED DESIGN STANDARDS
 ~ ARCHITECTURE ~



FRANCHISE

“Off the shelf” standardized franchise architecture is not permitted in Lake Placid or North Elba. Franchise operations that are proposed for existing buildings, infill locations, or as stand alone structures must employ and architectural design that either reflects the local setting or can be demonstrated to fit in a contextual, harmonious manner with the character of its surroundings.

MECHANICAL EQUIPMENT SCREENING

Rooftop equipment and fixtures shall be concealed from eye-level view from any public right-of-way and from the ground level of any adjacent properties. In addition, they shall be visually minimized with painted colors and finish complementary to the overall building design. Mechanical units on the ground (condensers, generators, etc.) shall be screened from view with wing walls, landscaping, or a combination of both.

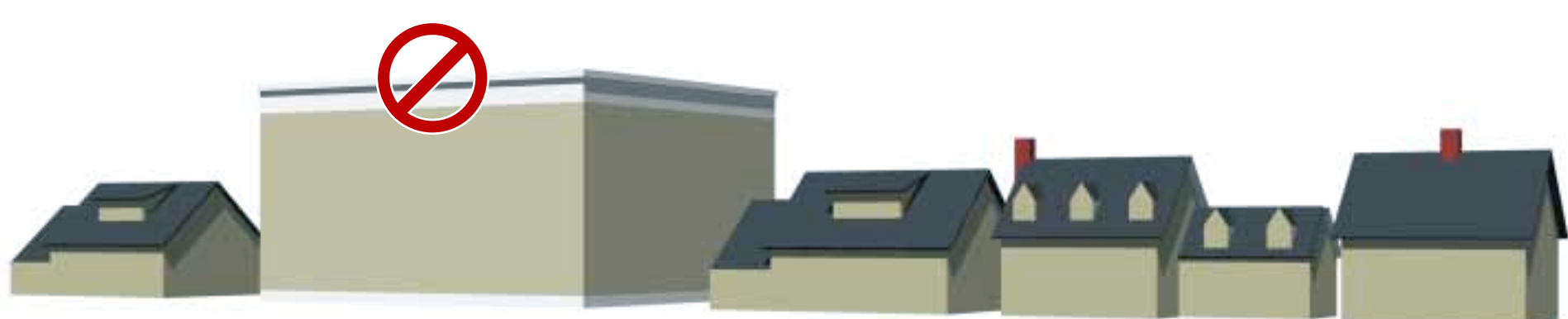


PROMINENT ENTRANCE

All buildings shall have at least one principal front entry with a canopy or articulated architecture that is welcoming and easily identifiable from streets and sidewalks.

FENESTRATION

The rhythm of building massing is important in creating a visually consistent environment. This involves the organization of building elements or spaces between them in a logical and sequential manner.



SCALE RELATIONSHIP

A building or group of buildings should be designed to be compatible, in form and proportion, with neighboring buildings, as appropriate. It should be considerate to the proportions of surrounding architectural forms, planes and details within the existing context.

BUILDING MASS

The apparent bulk of all buildings shall be reduced by articulating the form.



ILLUSTRATIONS of SELECTED DESIGN STANDARDS
 ~ SITE DEVELOPMENT ~



STORMWATER MANAGEMENT

Natural (versus structural) means of stormwater management for infiltration and filtration are required, where site conditions permit. The Exception to this is the use of porous paving, which is encouraged. Applicants will need to demonstrate that site conditions require structural means. Alternative stormwater management methods include sheet flow, wetlands treatment and infiltration and filtration practices as set forth in the *New York State Stormwater Management Design Manual*, Chapter 5, Table 5.1.

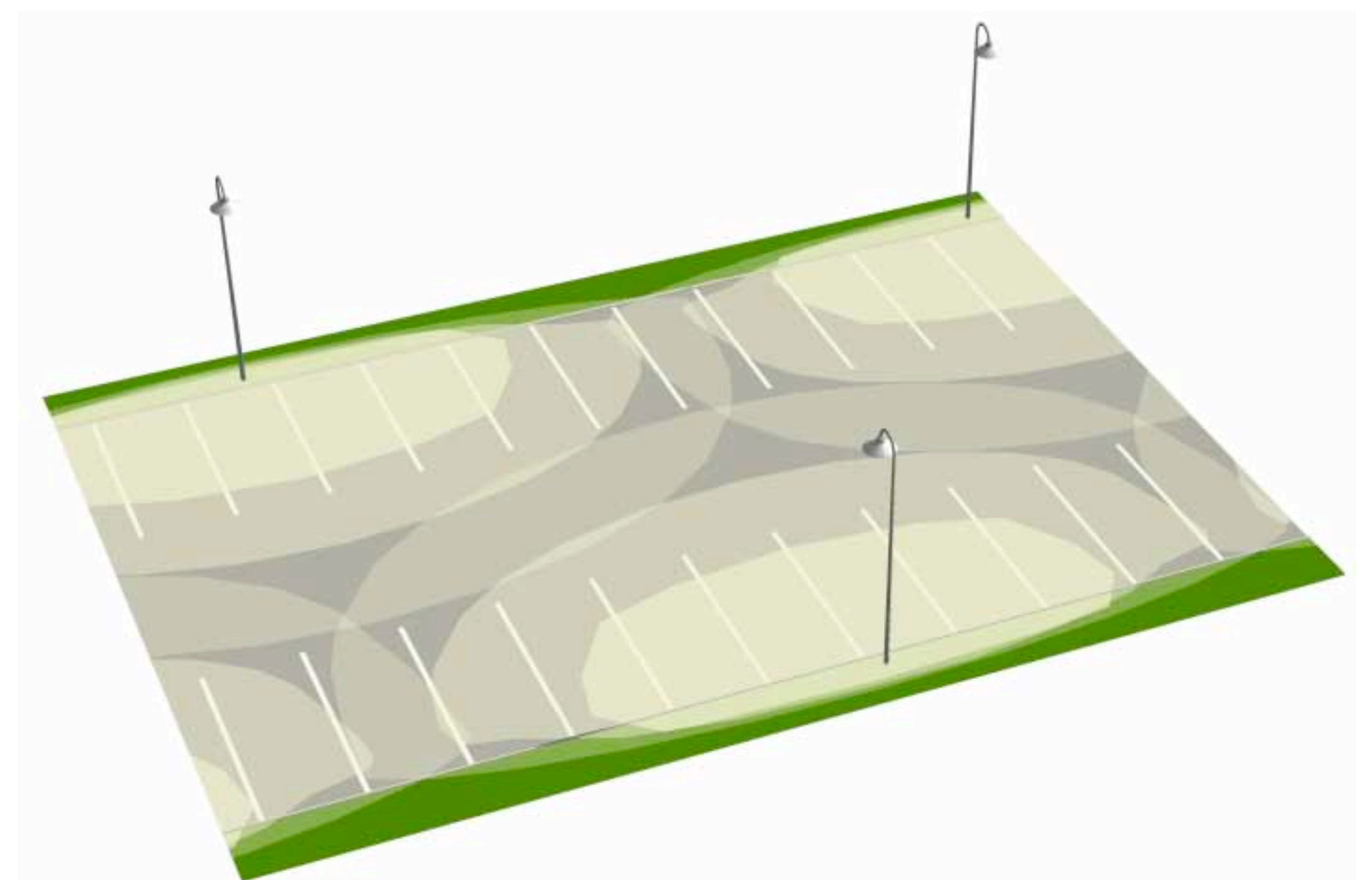
A viable option for natural infiltration and treatment of stormwater on site is a bioretention basin. Bioretention areas include native plant materials appropriate to the site and conditions and shall reflect the criteria set forth in Appendix H of the *New York State Stormwater Management Design Manual*.

The ultimate design for such basins will be developed in concert with the overall stormwater management plan which will meet all applicable state and local standards for permitting.



PARKING

Commercial parking lots shall be located behind buildings. Where parking lots need to remain in front of or beside buildings, a 10-foot wide planting area should be provided between the parking lot and street right-of-way.



LIGHTING

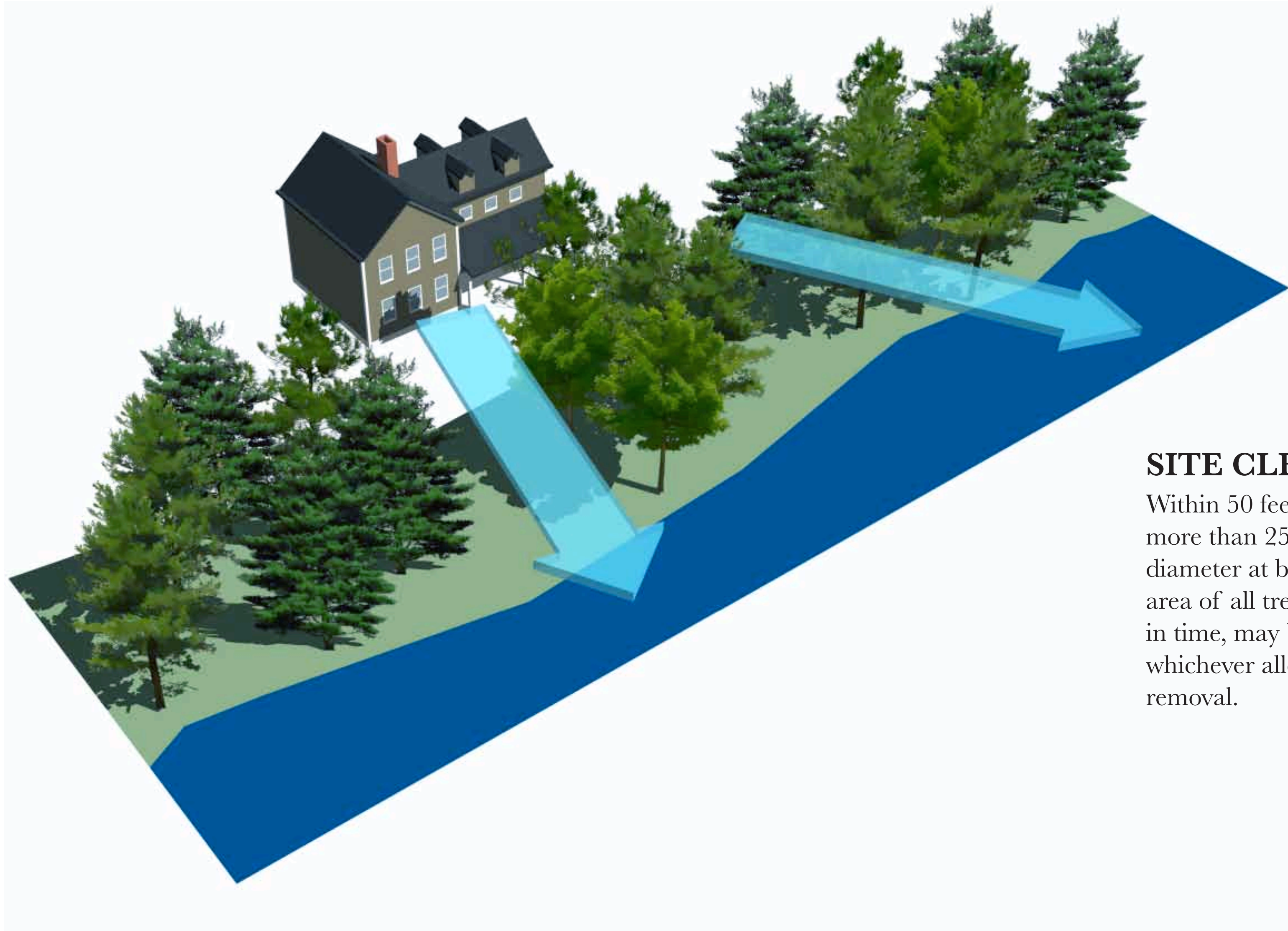
1) All lighting should be glare-free and shielded from the sky and adjacent residential properties and structures, either through exterior shields or through optics within the fixture. 2) Parking area light fixtures should be designed with a concealed/recessed light source that shields light downward and confines light spread and shall not exceed a maximum of 24 feet in height. 3) Lighting levels and design should comply with the Illuminating Engineering Society of North America's Recommended Practices and Design Guidelines, latest edition.



SETBACK

Maintain rhythm by establishing uniform building setbacks along the public right-of-way. It is particularly important that a traditional spacing pattern be maintained as seen from the street. Align buildings with neighboring buildings, which are also close to the front setback line. Landscaping can also be used to reinforce this line.

ILLUSTRATIONS of SELECTED DESIGN STANDARDS
 ~ LANDSCAPE ~



SITE CLEARING

Within 50 feet of the mean highwater mark not more than 25% of the trees in excess of 4 inches diameter at breast height, or 30% of the basal area of all trees, as such trees exist at any point in time, may be cut over any 10 year period, whichever allows for the lesser extent of tree removal.



LAWNS

Lawn areas shall be kept to the minimum necessary in order to serve the functional and recreational needs of a particular land use as appropriate; extensive lawns for visual purposes only are discouraged in all districts and not allowed where deemed necessary to avoid unacceptable visual or environmental impacts.



STREET TREES

New development with internal streets or fronting on public streets shall provide street tree plantings 40 feet (desired) to 60 feet (maximum) distance on center with 2 1/2 - 3 inch caliper minimum diameter.



ILLUSTRATIONS of SELECTED DESIGN STANDARDS

~ SIGNS ~

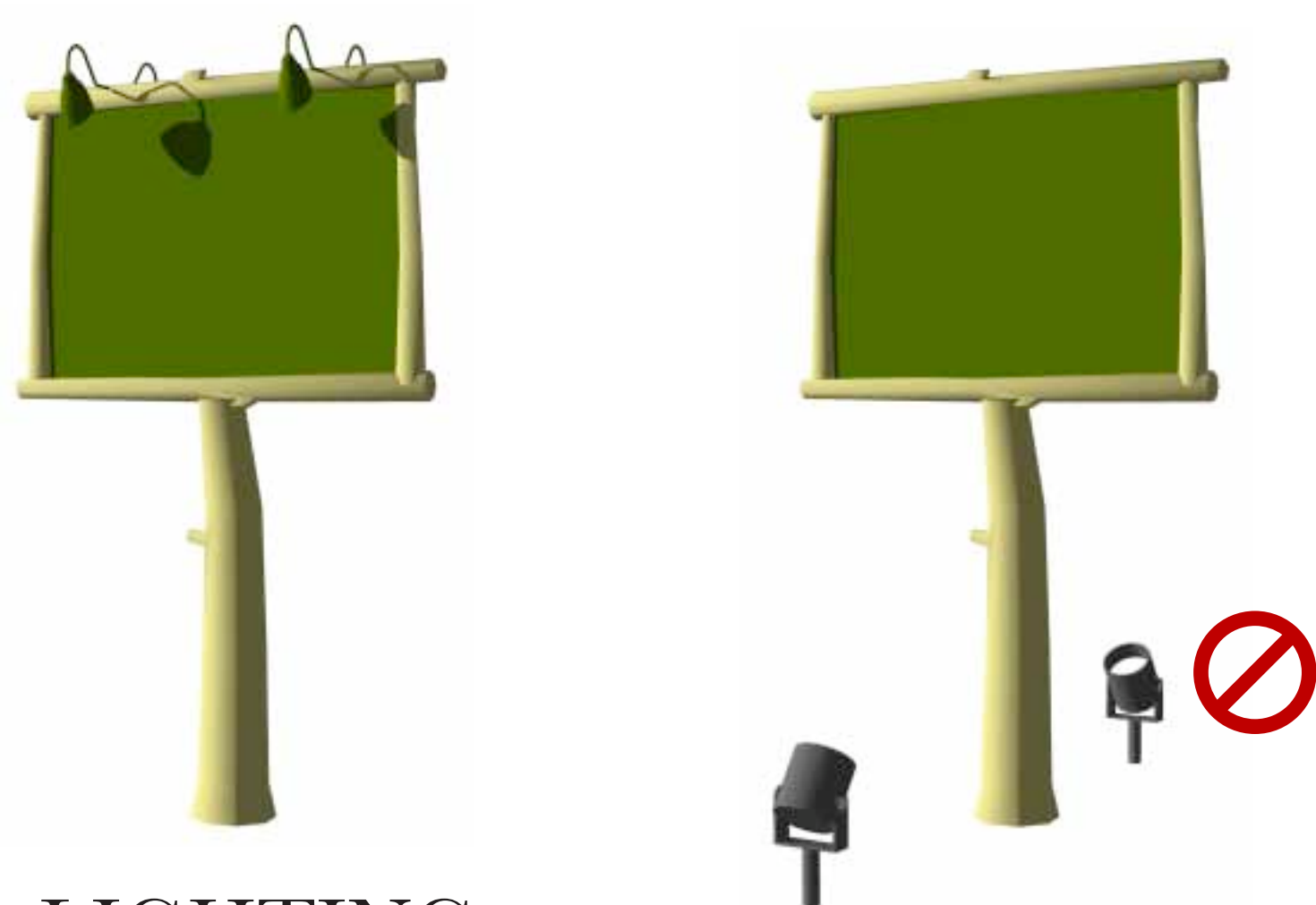
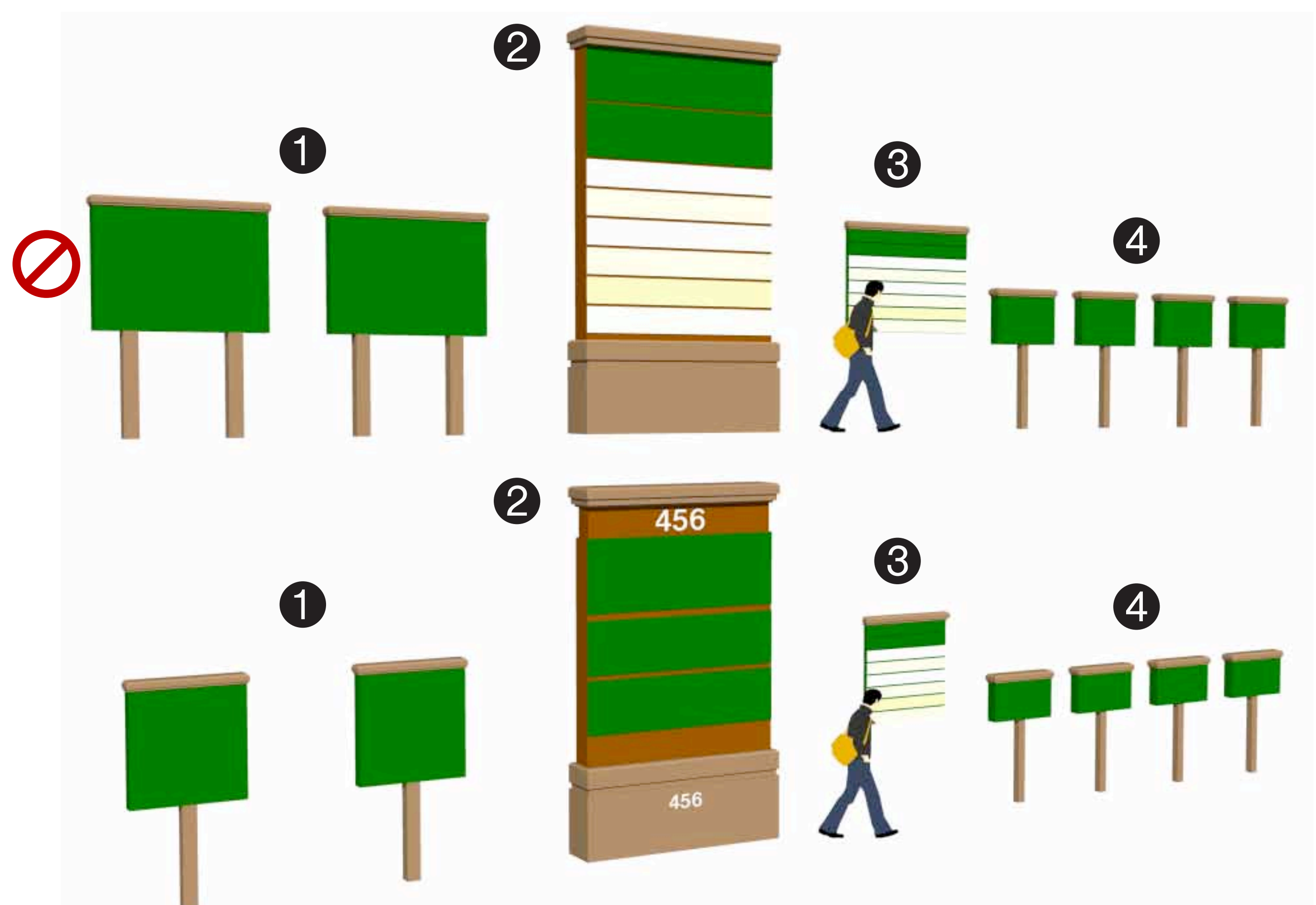


ARCHITECTURE AND LOCATION

Wall, window and projecting signs on buildings shall be designed and located with respect to architectural features such as windows, cornices and pilasters and shall not cover such structural and ornamental features. Signs shall be in alignment with and/or relate to adjacent architectural features and be in proportion to them. Window signs shall not extend beyond window frames. Signs for a multiple enterprises in a single building shall be of uniform design and placement and be otherwise coordinated. Individual business signs shall be designed and located with respect to adjacent businesses and as a group shall maintain a harmonious graphic environment along a continuous street frontage through consistent scale and location.

SIGN SIZE

Overall square footage, or sign area, for individual signs and sign families shall be reduced from current regulations. Shown here is a comparison of old (A) and new (B) standards for the maximum permitted sign area for a multi-tenant property in the Highway Commercial (HC) Subdistrict. Reductions of maximum square footage permitted are: Advance Notice Directionals (1) reduced from 24 ft² each to 16 ft² each; Principle Business Sign (2) reduced from 96 ft² with a maximum height 15 ft. to 64 ft² with a maximum height of 14 ft.; Accessory Business Sign (3) reduced from 24 ft² to 16 ft²; Directional/ Informational Signs (4) reduced from 24 ft² total to 20 ft² total. Message quantity, letter size and contrast shall be sufficient to ensure maximum legibility in the sign context, for example 6" letters minimum on the highway. Note that each business in such a multi-tenant complex shall be permitted individual Principle and Accessory Business Signs in accordance with new sign area standards.



LIGHTING

External lighting shall be designed and aimed to provide illumination for sign panels only (A) and light sources shall be directed downward and shielded to limit light spill and glare beyond the sign face(s) or into the night sky. Uplighting of freestanding signs is not permitted.



FRANCHISE

"Off the shelf" standardized franchise signs (A) are not permitted in Lake Placid or North Elba. Franchise signs must employ graphic and structural design that either reflects the local setting (B) or can be demonstrated to fit in a contextual, harmonious manner with the character of its surroundings.

