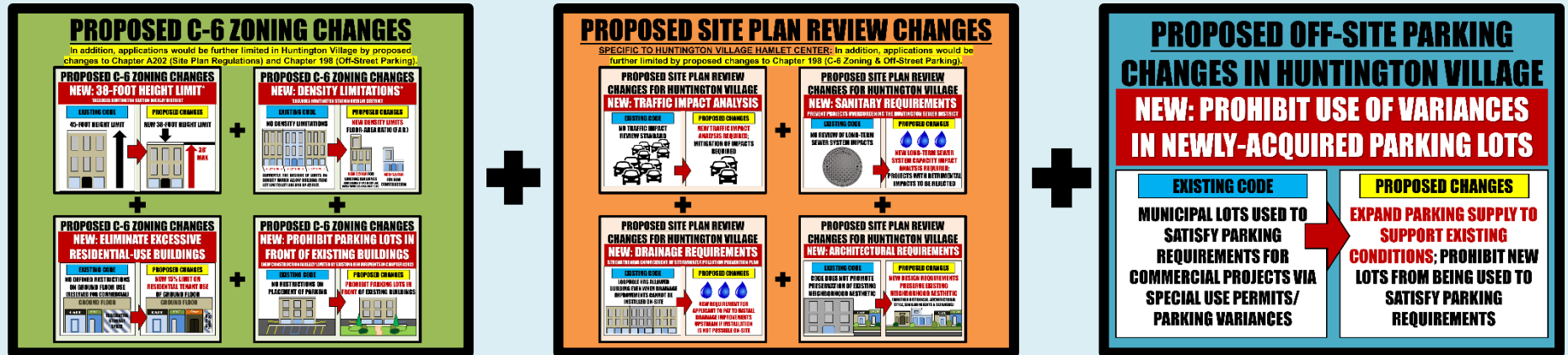


PROPOSED C-6 ZONING & SITE PLAN CHANGES

ADDRESSING CONCERNS IN HUNTINGTON VILLAGE

There are three (3) resolutions proposing changes in different parts of the code to address overdevelopment concerns and they MUST BE READ COLLECTIVELY to understand the full extent of the changes proposed.



THE RESOLUTIONS, AS WRITTEN, WILL NOT BE ENACTED AT THE OCTOBER 16 MEETING. THE PURPOSE OF THE OCTOBER 16 PUBLIC HEARING IS TO GATHER INPUT AND FEEDBACK ON THE PROPOSALS, DRAFTED AFTER MEETING WITH MEMBERS OF THE COMMUNITY THROUGHOUT THE PAST 21 MONTHS.

READ ON TO VIEW SUMMARY OF PROPOSALS

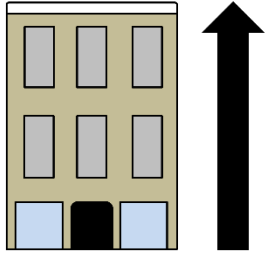
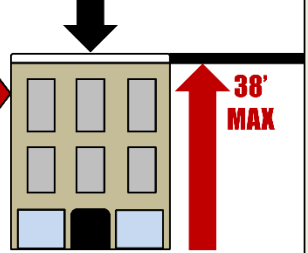
PROPOSED C-6 ZONING CHANGES

In addition, applications would be further limited in Huntington Village by proposed changes to Chapter A202 (Site Plan Regulations) and Chapter 198 (Off-Street Parking).

PROPOSED C-6 ZONING CHANGES

NEW: 38-FOOT HEIGHT LIMIT*

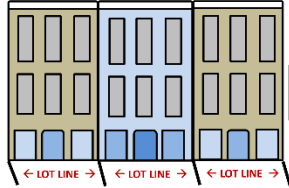
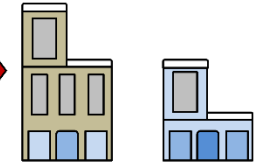
*EXCLUDES HUNTINGTON STATION OVERLAY DISTRICT

EXISTING CODE	PROPOSED CHANGES
45-FOOT HEIGHT LIMIT	NEW 38-FOOT HEIGHT LIMIT
	

PROPOSED C-6 ZONING CHANGES

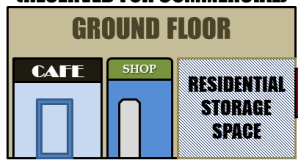

NEW: DENSITY LIMITATIONS*

*EXCLUDES HUNTINGTON STATION OVERLAY DISTRICT

EXISTING CODE	PROPOSED CHANGES
NO DENSITY LIMITATIONS	NEW DENSITY LIMITS FLOOR-AREA RATIO (FAR)
	
CURRENTLY, THE ABSENCE OF LIMITS ON DENSITY WOULD ALLOW BUILDING FROM LOT LINE TO LOT LINE AND UP 45 FEET.	NEW 2.5 FAR FOR EXISTING BUILDINGS (COMPARABLE TO FAR IN SIMILAR DOWNTOWN BUSINESS DISTRICTS) NEW 1.5 FAR FOR NEW CONSTRUCTION

PROPOSED C-6 ZONING CHANGES

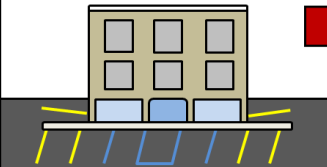
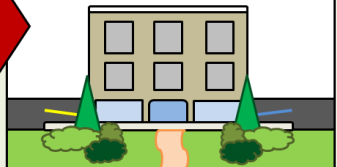
NEW: ELIMINATE EXCESSIVE RESIDENTIAL-USE BUILDINGS

EXISTING CODE	PROPOSED CHANGES
NO DEFINED RESTRICTIONS ON GROUND FLOOR USE (RESERVED FOR COMMERCIAL)	NEW 15% LIMIT ON RESIDENTIAL TENANT USE OF GROUND FLOOR
	

PROPOSED C-6 ZONING CHANGES

NEW: PROHIBIT PARKING LOTS IN FRONT OF EXISTING BUILDINGS

(NEW CONSTRUCTION ALREADY LIMITED BY EXISTING REQUIREMENTS IN CHAPTER A202)

EXISTING CODE	PROPOSED CHANGES
NO RESTRICTIONS ON PLACEMENT OF PARKING	PROHIBIT PARKING LOTS IN FRONT OF EXISTING BUILDINGS
	

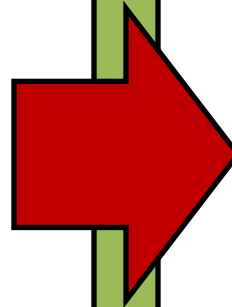
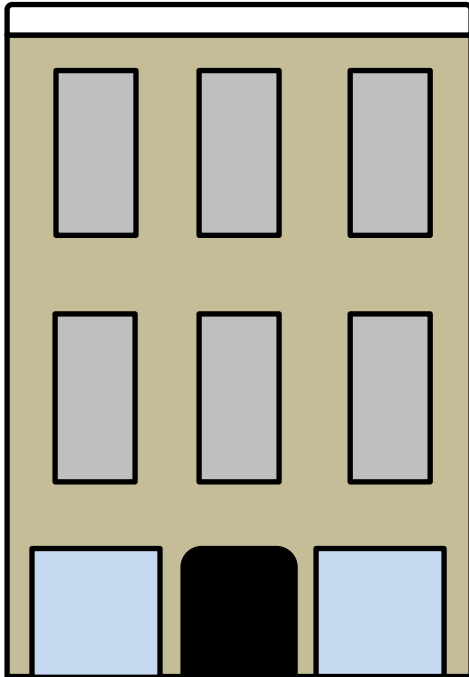
PROPOSED C-6 ZONING CHANGES

NEW: 38-FOOT HEIGHT LIMIT*

*EXCLUDES HUNTINGTON STATION OVERLAY DISTRICT

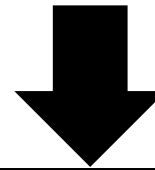
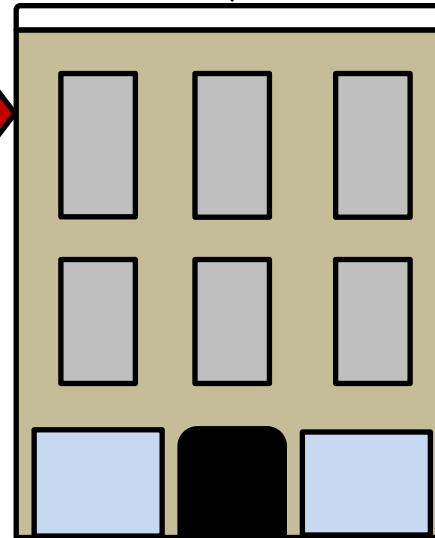
EXISTING CODE

45-FOOT HEIGHT LIMIT



PROPOSED CHANGES

NEW 38-FOOT HEIGHT LIMIT



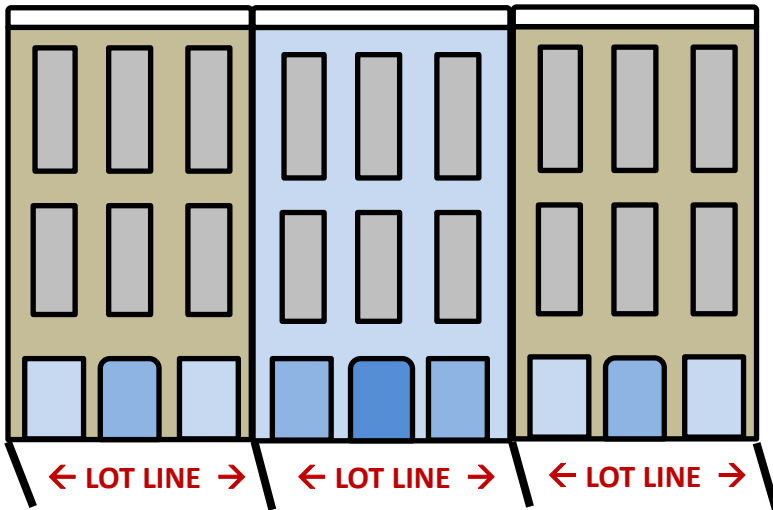
PROPOSED C-6 ZONING CHANGES

NEW: DENSITY LIMITATIONS*

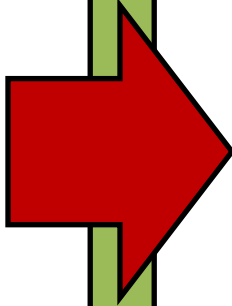
*EXCLUDES HUNTINGTON STATION OVERLAY DISTRICT

EXISTING CODE

NO DENSITY LIMITATIONS

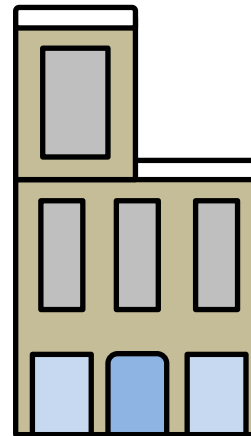


CURRENTLY, THE ABSENCE OF LIMITS ON DENSITY WOULD ALLOW BUILDING FROM LOT LINE TO LOT LINE AND UP 45 FEET.

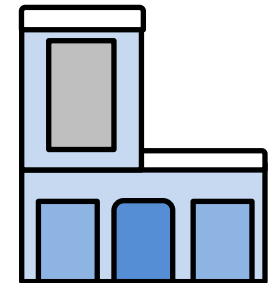


PROPOSED CHANGES

**NEW DENSITY LIMITS
FLOOR-AREA RATIO (FAR)**



**NEW 2.5 FAR FOR
EXISTING BUILDINGS**
(COMPARABLE TO FAR IN SIMILAR
DOWNTOWN BUSINESS DISTRICTS)



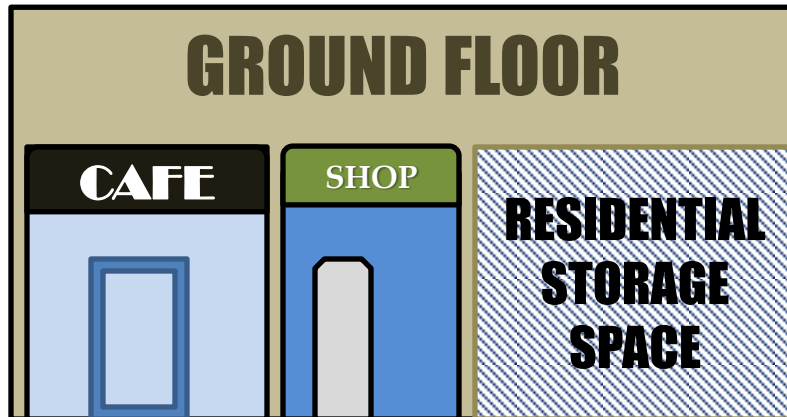
**NEW 1.5 FAR
FOR NEW
CONSTRUCTION**

PROPOSED C-6 ZONING CHANGES

NEW: ELIMINATE EXCESSIVE RESIDENTIAL-USE BUILDINGS

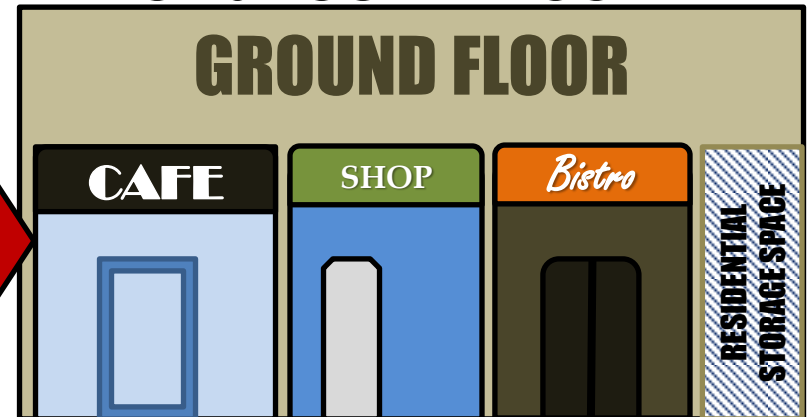
EXISTING CODE

**NO DEFINED RESTRICTIONS
ON GROUND FLOOR USE
(RESERVED FOR COMMERCIAL)**



PROPOSED CHANGES

**NEW 15% LIMIT ON
RESIDENTIAL TENANT USE
OF GROUND FLOOR**



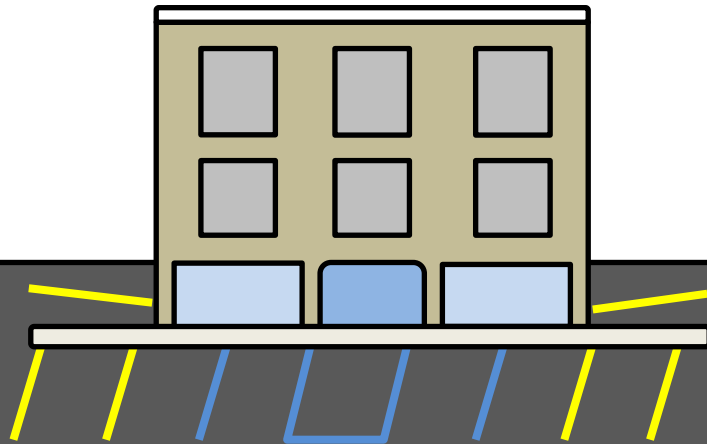
PROPOSED C-6 ZONING CHANGES

NEW: PROHIBIT PARKING LOTS IN FRONT OF EXISTING BUILDINGS

(NEW CONSTRUCTION ALREADY LIMITED BY EXISTING REQUIREMENTS IN CHAPTER A202)

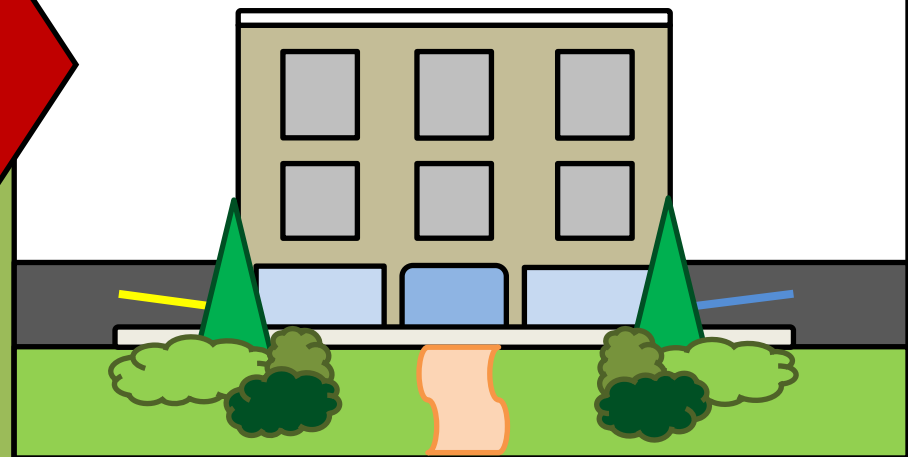
EXISTING CODE

**NO RESTRICTIONS ON
PLACEMENT OF PARKING**



PROPOSED CHANGES

**PROHIBIT PARKING LOTS IN
FRONT OF EXISTING BUILDINGS**





PROPOSED SITE PLAN REVIEW CHANGES

SPECIFIC TO HUNTINGTON VILLAGE HAMLET CENTER: In addition, applications would be further limited by proposed changes to Chapter 198 (C-6 Zoning & Off-Street Parking).

PROPOSED SITE PLAN REVIEW CHANGES FOR HUNTINGTON VILLAGE

NEW: TRAFFIC IMPACT ANALYSIS



EXISTING CODE NO TRAFFIC IMPACT REVIEW STANDARD 	PROPOSED CHANGES NEW TRAFFIC IMPACT ANALYSIS REQUIRED; MITIGATION OF IMPACTS REQUIRED 
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PROPOSED SITE PLAN REVIEW CHANGES FOR HUNTINGTON VILLAGE

NEW: SANITARY REQUIREMENTS

PREVENT PROJECTS OVERBURDENING THE HUNTINGTON SEWER DISTRICT

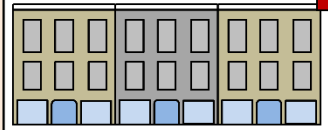

EXISTING CODE NO REVIEW OF LONG-TERM SEWER SYSTEM IMPACTS 	PROPOSED CHANGES  NEW LONG-TERM SEWER SYSTEM CAPACITY IMPACT ANALYSIS REQUIRED; PROJECTS WITH DETRIMENTAL IMPACTS TO BE REJECTED
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PROPOSED SITE PLAN REVIEW CHANGES FOR HUNTINGTON VILLAGE

NEW: DRAINAGE REQUIREMENTS


STRENGTHENING ENFORCEMENT OF STORMWATER POLLUTION PREVENTION PLAN

EXISTING CODE LOOPHOLE HAS ALLOWED BUILDING EVEN WHEN DRAINAGE IMPROVEMENTS CANNOT BE INSTALLED ON-SITE 	PROPOSED CHANGES  NEW REQUIREMENT FOR APPLICANT TO PAY TO INSTALL DRAINAGE IMPROVEMENTS UPSTREAM IF INSTALLATION IS NOT POSSIBLE ON-SITE
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PROPOSED SITE PLAN REVIEW CHANGES FOR HUNTINGTON VILLAGE

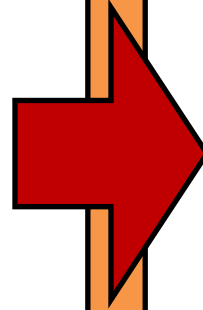
NEW: ARCHITECTURAL REQUIREMENTS

EXISTING CODE CODE DOES NOT PROMOTE PRESERVATION OF EXISTING NEIGHBORHOOD AESTHETIC 	PROPOSED CHANGES NEW DESIGN REQUIREMENTS PRESERVE EXISTING NEIGHBORHOOD AESTHETIC (WHETHER HISTORICAL, ARCHITECTURAL STYLE, SIMILAR HEIGHTS & SETBACKS) 
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PROPOSED SITE PLAN REVIEW CHANGES FOR HUNTINGTON VILLAGE NEW: TRAFFIC IMPACT ANALYSIS

EXISTING CODE

**NO TRAFFIC IMPACT
REVIEW STANDARD**



PROPOSED CHANGES

**NEW TRAFFIC IMPACT
ANALYSIS REQUIRED;
MITIGATION OF IMPACTS
REQUIRED**



PROPOSED SITE PLAN REVIEW

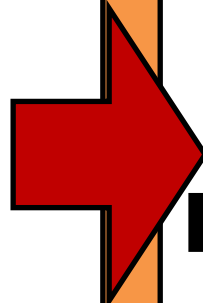
CHANGES FOR HUNTINGTON VILLAGE

NEW: SANITARY REQUIREMENTS

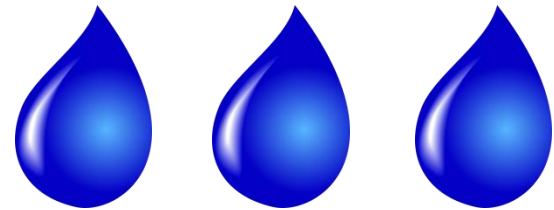
PREVENT PROJECTS OVERBURDENING THE HUNTINGTON SEWER DISTRICT

EXISTING CODE

**NO REVIEW OF LONG-TERM
SEWER SYSTEM IMPACTS**



PROPOSED CHANGES



**NEW LONG-TERM SEWER
SYSTEM CAPACITY IMPACT
ANALYSIS REQUIRED;
PROJECTS WITH DETRIMENTAL
IMPACTS TO BE REJECTED**

PROPOSED SITE PLAN REVIEW

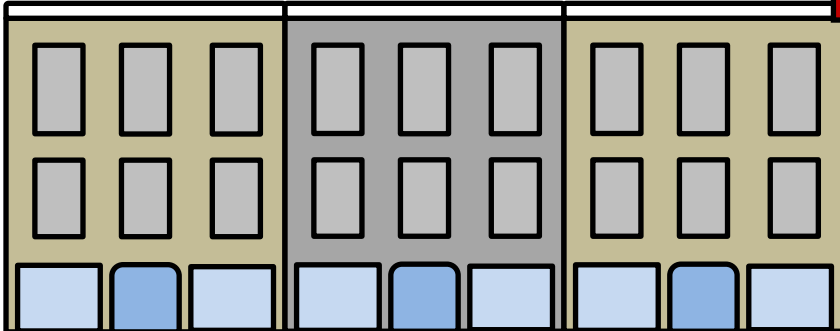
CHANGES FOR HUNTINGTON VILLAGE

NEW: DRAINAGE REQUIREMENTS

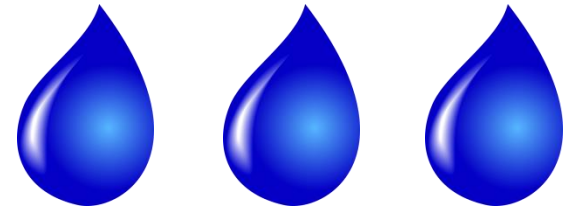
STRENGTHENING ENFORCEMENT OF STORMWATER POLLUTION PREVENTION PLAN

EXISTING CODE

**LOOPHOLE HAS ALLOWED
BUILDING EVEN WHEN DRAINAGE
IMPROVEMENTS CANNOT BE
INSTALLED ON-SITE**



PROPOSED CHANGES



**NEW REQUIREMENT FOR
APPLICANT TO PAY TO INSTALL
DRAINAGE IMPROVEMENTS
UPSTREAM IF INSTALLATION
IS NOT POSSIBLE ON-SITE**

PROPOSED SITE PLAN REVIEW

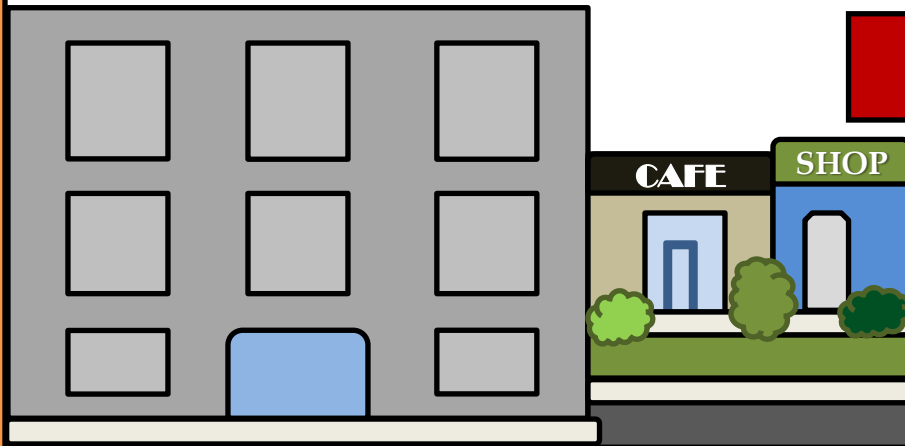
CHANGES FOR HUNTINGTON VILLAGE

NEW: ARCHITECTURAL REQUIREMENTS

TO PRESERVE HISTORIC DOWNTOWN NEIGHBORHOOD AESTHETIC

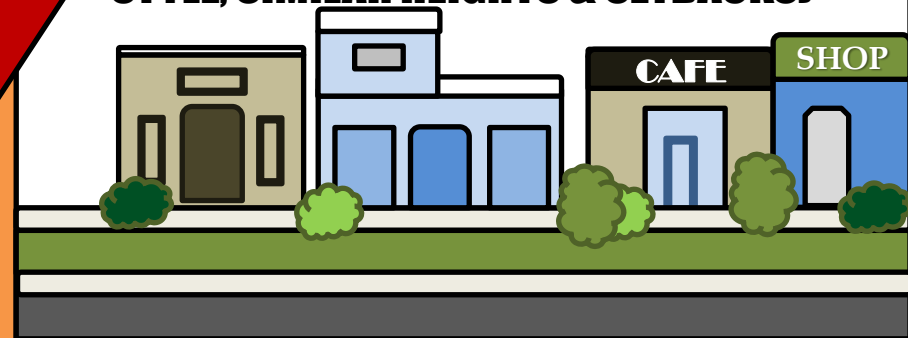
EXISTING CODE

**CODE DOES NOT PROMOTE
PRESERVATION OF EXISTING
NEIGHBORHOOD AESTHETIC**



PROPOSED CHANGES

**NEW DESIGN REQUIREMENTS
PRESERVE EXISTING
NEIGHBORHOOD AESTHETIC
(WHETHER HISTORICAL, ARCHITECTURAL
STYLE, SIMILAR HEIGHTS & SETBACKS)**



PROPOSED OFF-SITE PARKING **CHANGES IN HUNTINGTON VILLAGE**

NEW: PROHIBIT USE OF VARIANCES IN NEWLY-ACQUIRED PARKING LOTS

EXISTING CODE

**MUNICIPAL LOTS USED TO
SATISFY PARKING
REQUIREMENTS FOR
COMMERCIAL PROJECTS VIA
SPECIAL USE PERMITS/
PARKING VARIANCES**



PROPOSED CHANGES

**EXPAND PARKING SUPPLY TO
SUPPORT EXISTING
CONDITIONS; PROHIBIT NEW
LOTS FROM BEING USED TO
SATISFY PARKING
REQUIREMENTS**

FOR MORE INFORMATION ON PROPOSED CHANGES, SEE:

http://www.huntingtonny.gov/filestorage/13865/C-6_INFO_SHEET.pdf

FEEDBACK ON C-6 ZONING AND RELATED PROPOSALS MAY ALSO BE SENT

VIA MAIL TO:

**HUNTINGTON TOWN HALL
ATTN: TOWN CLERK
100 MAIN ST
HUNTINGTON, NY 11743**

OR VIA EMAIL TO:

JRAIA@HUNTINGTONNY.GOV

FOR DISTRIBUTION TO THE TOWN BOARD