

Hamlet Design Principles

Areas designated for hamlet character are distinguished by multi-story buildings along the historic build-to line, sidewalks, street trees, streetlights, shared access points, and rear parking. The goal of hamlet guidelines is to create attractive, pedestrian-friendly outdoor rooms framed by buildings.

Design Guidelines for Hamlet Mixed Use Areas

Streets and Sidewalks

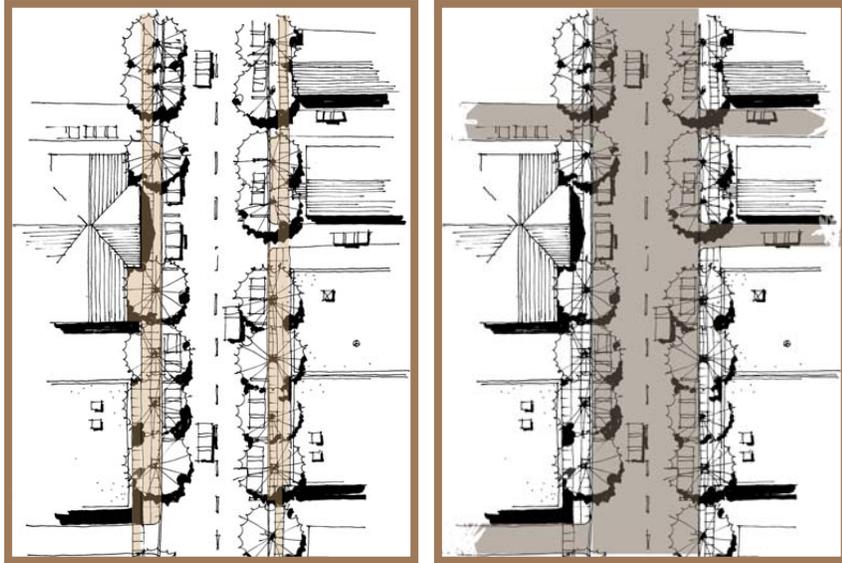
Five-foot sidewalks

Enhanced crosswalk treatments

Six-foot tree lawn with curbs, street trees, and pedestrian-scale lights

Minimize driveways and driveway widths

Encourage shared access and side or rear parking



Buildings and Vegetation

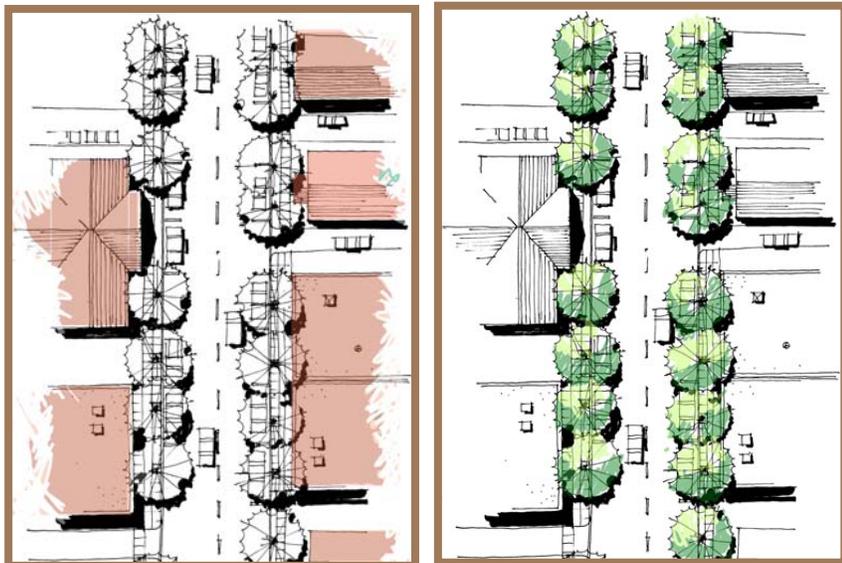
Consistent build-to line for each block face-- 0 to 12 feet

Two-story minimum

Brick, textured, colored, or painted masonry, or wood facades

Projecting or building-mounted signs

Linear street trees-- type and spacing to frame entrances and signage



Neighborhood Design Principles

Neighborhood residential areas are distinguished by density and features to support a critical mass of retail and community service uses in nearby mixed use hamlet areas. Neighborhood residential areas require public water and sewers, pedestrian and vehicle connections within and between developments, and nearby access to the existing community park, contribution to new neighborhood park(s), or preserved natural features. The following provides more detailed guidelines for the arrangement of circulation systems, structures, and vegetation in neighborhood residential areas. The following guidelines apply to lots in Neighborhood Residential and Hamlet Residential areas except that lots fronting on existing state, county, and town roads may require different street, build-to, and lot standards.

Design Guidelines for Neighborhood and Hamlet Residential Areas

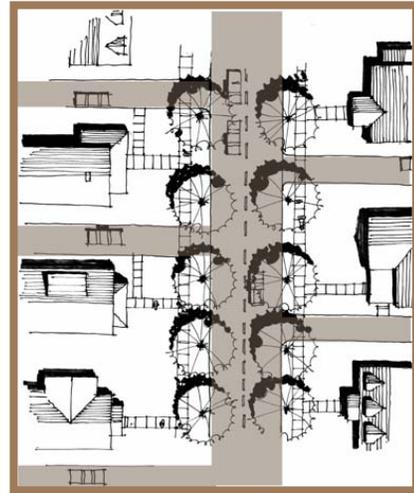
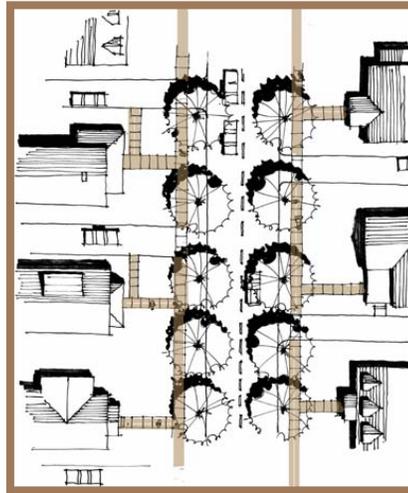
Streets and Sidewalks

Block length--
400 feet desired
800 feet maximum

Five-foot sidewalks

Six-foot tree lawn

Street width 20 to
24 feet, curb radius
15 to 25 feet,
permitted
on-street parking

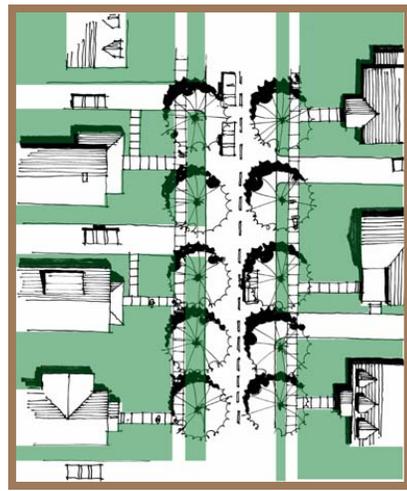
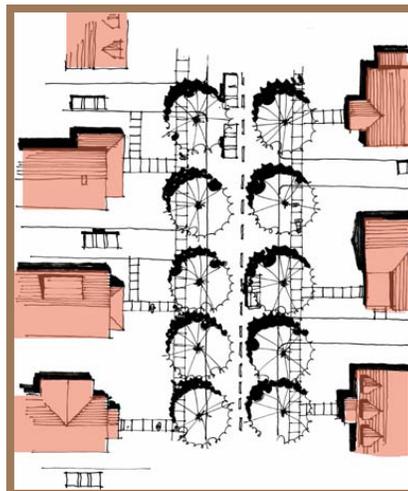


Buildings and Yards

Consistent build-to line
for each block face--
40 feet or same
as existing homes

Typical 90-foot lots
with 10-foot side yards

Garage to rear of
house or behind
build-to line



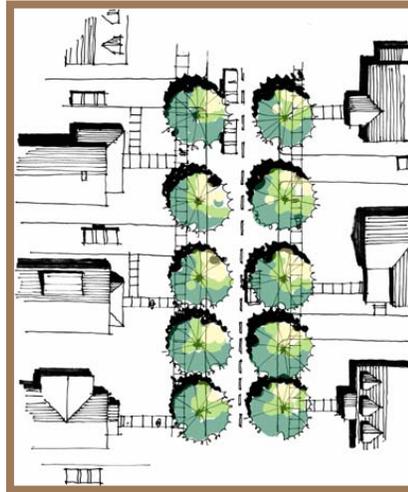
Vegetation

Linear deciduous shade tree planting

Uniform species and consistent spacing on each block face; species varied within development

30 to 50-foot spacing varies with species

Preserve existing vegetation in stream corridors, floodplains, and wetlands

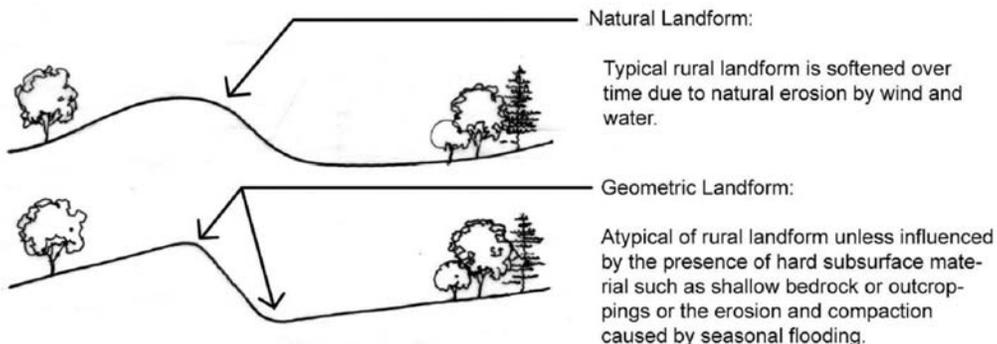


Rural Design Principles

Areas designated for rural character are distinguished by low-density development, varied setbacks and spacing, curvilinear forms, and natural materials. Design elements all relate to the underlying landform, drainage characteristics, and vegetation patterns. The goal of rural character guidelines is to preserve as a dominant visual attribute the natural features of a site and to relate the location and character of development to existing natural forms. The following provides more detailed guidelines for the arrangement of circulation, vegetation, and structures to preserve natural features and retain rural character. The following guidelines apply to Suburban Residential, Commercial, Industrial, Light Industrial, Recreation-Conservation, and Agricultural Preservation areas.

Design Guidelines for Rural Areas

Landform



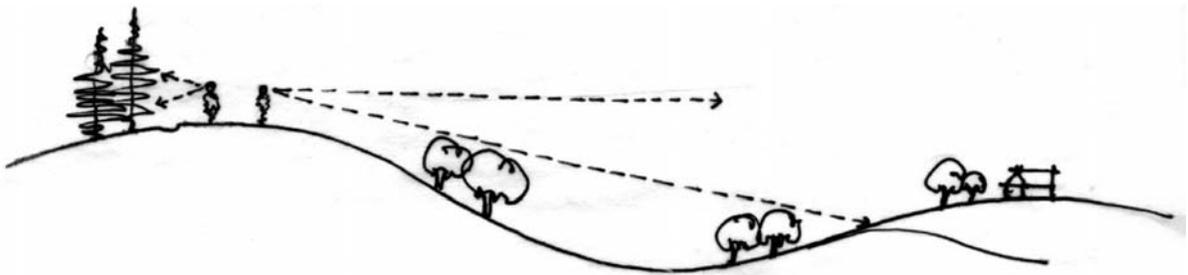
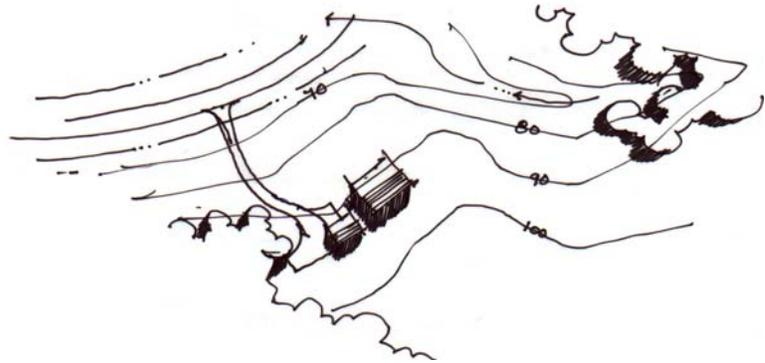
Maintain natural vegetation along stream corridors and wetlands

Encourage regional stormwater management to retain the ecological and visual integrity of hydrologic systems

Grade disturbed areas to rounded landforms with finished proportions 5-foot horizontal run to 1-foot vertical rise

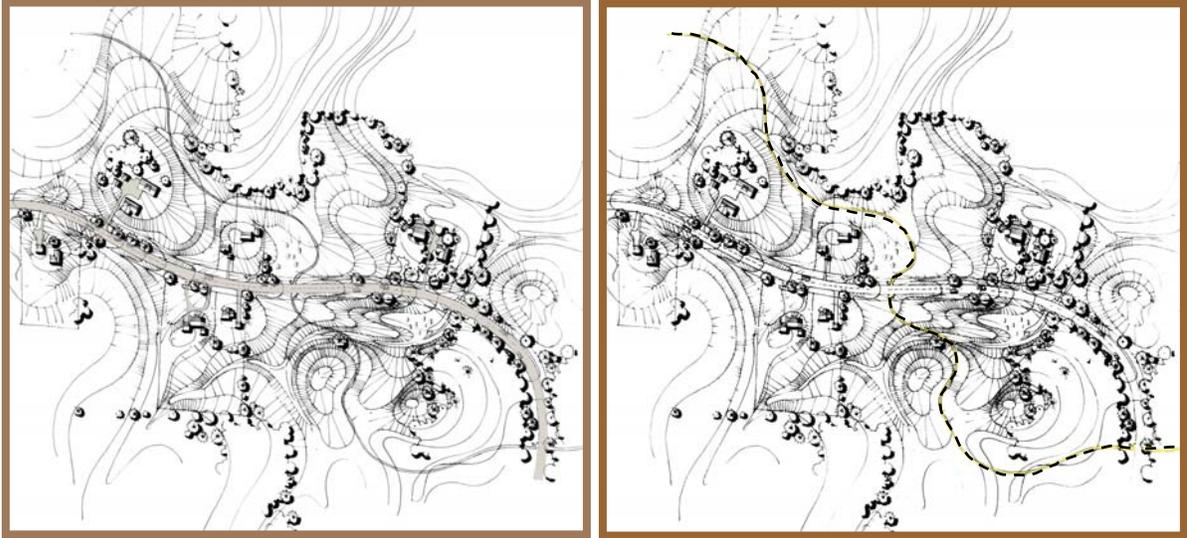
Orient buildings to natural features

Arrange road alignment and vegetation to hide and frame views



Roads, Driveways, and Trails

- Curvilinear form both horizontal and vertical that follows natural character of land
- Turf or paved road shoulder, no curbing
- Drainage swales parallel to road
- Stone or asphalt trail surface located along road or to rear of lots
- Commercial areas - screened side or rear parking with shared access



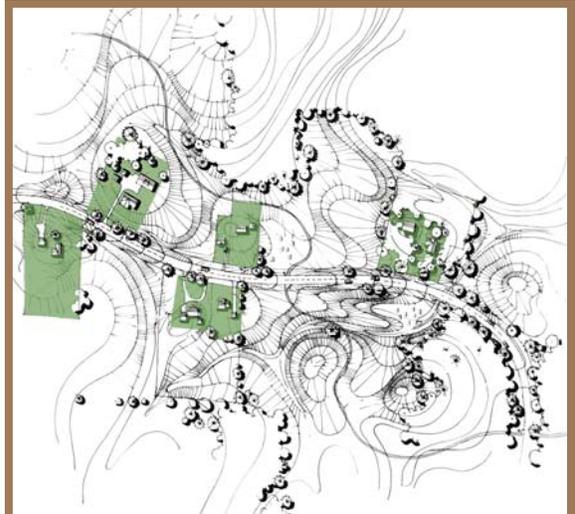
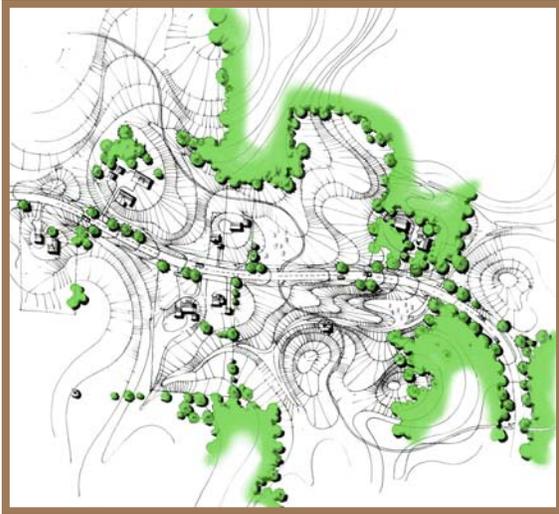
Vegetation

Preserve existing vegetation

Use vegetation to hide or frame views from roads and adjacent uses

Cluster planted vegetation and include variety of species and forms

Employ species and spacing that reflect landform, soil, and hydrology of area



Structures

Maximum 25 percent building coverage

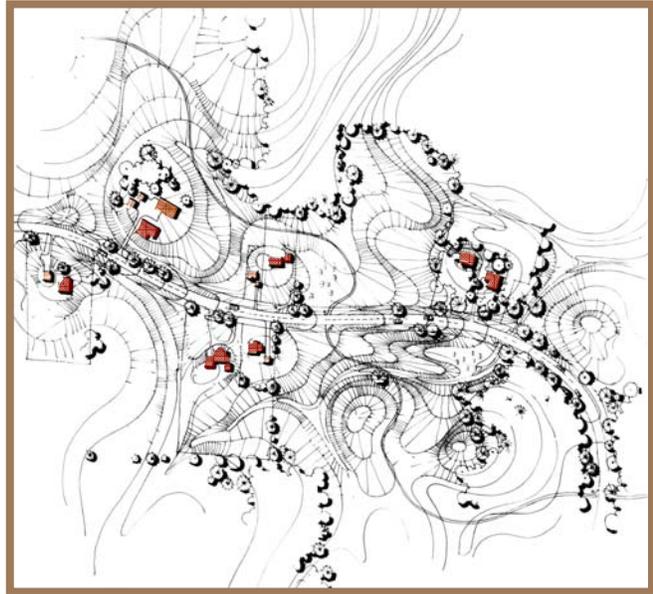
Use natural building materials

Vary setback and spacing to respond to existing vegetation and drainage

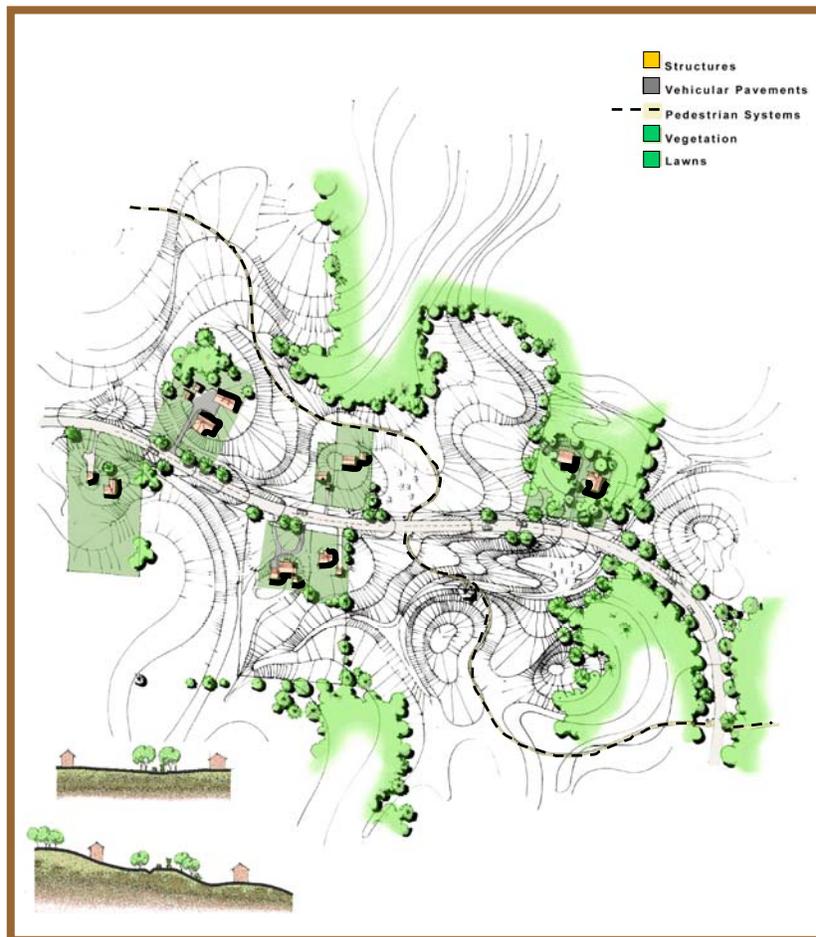
Align structures with topographic character of land

Cluster buildings to preserve views, wetlands, woodlots, and agricultural land

Use building or ground signs of natural materials in Commercial areas



Summary of Design Guidelines for Rural Areas



Opportunity Sites

This section provides examples of applying hamlet, neighborhood, and rural design principles to opportunity sites in Clarkson.

Clarkson Corners – Hamlet Mixed Use

Existing Conditions

Designated historic area with many intact historic buildings

Mix of residential, commercial, recreation, and community uses

Existing sidewalks not well-buffered from traffic

Hamlet character lacking at NYS 104/19 intersection and at Hafner Park/Highway Department



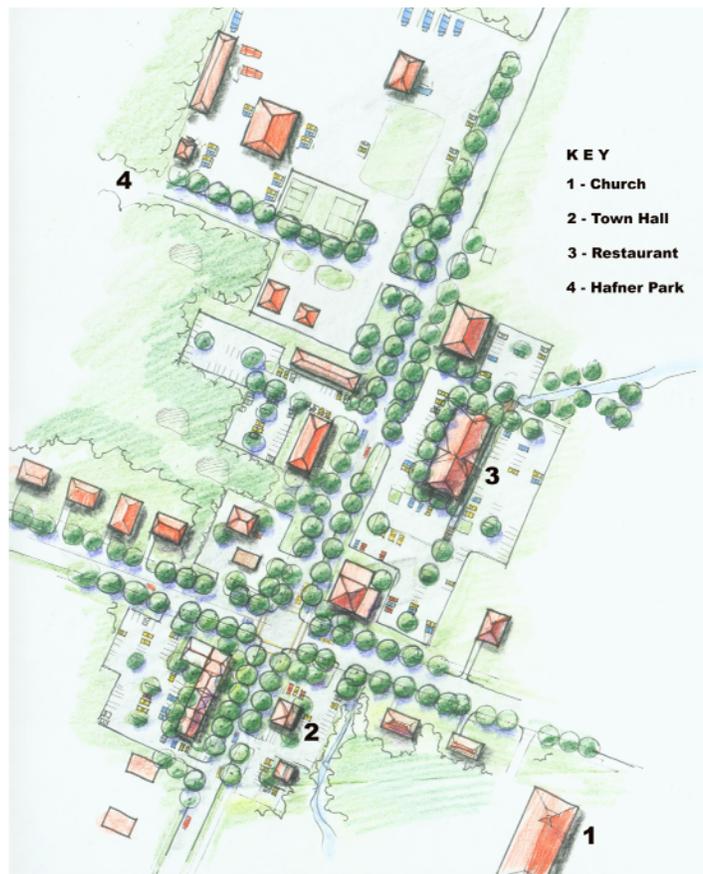
Future Conditions

Infill development of multi-story buildings at historic build-to line to reinforce hamlet character

Shared access to side and rear parking

Addition of street trees, pedestrian-scale streetlights, street furnishings, and enhanced crosswalk treatment to strengthen pedestrian character

Integration of natural features, such as stream channel, as development site amenity



Garland - Hamlet Mixed Use

Existing Conditions

Existing building styles and locations contribute to hamlet character

Lack of hamlet streetscape elements



Future Conditions

Add streetscape elements including pedestrian-scale streetlights, landscaping, and sidewalks to enhance hamlet character

Retain existing scale and character of buildings and signage whether for residential or commercial use

Plan for pedestrian access to hamlet from adjacent residential areas



Commercial

Existing Conditions

Existing uses are generally appropriate rural building forms

Limited site vegetation and screening of parking



Future Conditions

Maintain rural road frontage and encourage varied setbacks within each Commercial area based on site topography, existing vegetation, and drainage

Partially screen buildings and parking from road using clusters of vegetation with a variety of species and forms

Continue to use natural building materials and building or ground-mounted signs

Require low development-density, with buildings clustered to manage access and preserve rural character

