

# INFO SHEET

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.

## **1<sup>ST</sup> RESOLUTION: Changes to Chapter 198/C-6 Zoning Controls Size, Density, Use and Aesthetics:**

- **NEW: Establishes 38-foot height limit** on all new mixed-use buildings in Huntington Village.
- **NEW: Establishes a Floor-Area Ratio (FAR\*\*) requirement to control building density** (currently there is no FAR, which equates to a 3.0 FAR; *FAR=ratio of building sq. ft. to lot sq. ft.*) in Huntington Village:
  - **Existing buildings** (building within existing footprint): **Subject to 2.5 FAR (similar to FAR in similar downtown business districts).**
  - **New construction** (or building outside existing footprint): **Subject to 1.5 FAR.**
- **NEW: Limits storage/community space to no more than 15% of the ground floor**, which should be reserved for commercial use, to eliminate mixed-use projects that are residential buildings in disguise.
- **NEW: Prohibits the establishment of parking in front of existing buildings** for aesthetic purposes (new construction is already limited by existing requirements in Chapter A202).

## **2<sup>ND</sup> RESOLUTION: Changes to Chapter A202/Site Plan Regulations Establishes New Requirements for Planning Board Site Plan Review Process in Huntington Village:**

- **NEW: Requires traffic impact analysis** when reviewing projects in the C-6 District; applicant responsible for mitigation of determined impacts to Level of Service for affected intersections.
- **NEW: Requires sewer and system capacity impact analysis when the project is also in the Huntington Sewer District;** the Departments of Environmental Waste Management and the Department of Planning and Environment must review the project's sanitary use projections prior to the submission of the site plan. If the joint review determines it will have a detrimental impact, the application will not be entertained by the Town.
- **NEW: Requires compliance with the Stormwater Pollution Prevention Plan;** applicants must install required drainage, storm water runoff, and water quality improvements on-site and if this requirement cannot be satisfied on-site by the applicant, payment must be made to the Town, deposited in the Drainage Impact Fee Account, for the Town to install the required improvements off-site, upstream in the watershed.
- **NEW: Historic Preservation Commission will advise the Planning Board on architectural review** for new buildings, front facades, exterior additions or alterations above 1,000 sq. ft., and any demolitions.

- **NEW: Architectural guidelines** will ensure design is consistent with the surrounding neighborhood.
- **NEW: Requires heights and setbacks to be similar to those of surrounding buildings** to complement existing neighborhood aesthetics, down to the block-level.

**3<sup>RD</sup> RESOLUTION: Changes to Chapter 198/Off-Street Parking Requirements Prohibits Newly Acquired Municipal Lots from Satisfying Parking Requirements for New Development in Huntington Village:**

- **NEW: Eliminates the ability to use newly acquired municipal parking lots in the Huntington Village Hamlet Center to satisfy parking requirements for new development**, reserving any property acquired on or after September 1, 2019 for municipal parking, such as the former Chase Bank property at 295 New York Avenue, for the purpose of supporting existing businesses and residents.

**Applications would also be required to meet all new requirements and existing C-6 requirements:**

- *prohibiting upper floors exceeding the footprint of the ground floor;*
- *requiring buildings to meet height, area and bulk requirements of the zoning district;*
- *requiring **1 parking space\*\*\*** provided on-site for each apartment; and*
- *prohibiting parking lots and residential apartments on the ground floor of the building.*

**\* GEOGRAPHICALLY TARGETING HUNTINGTON VILLAGE/HUNTINGTON STATION:** *Historically, mixed-use buildings with a residential component have only occurred in Huntington Village and Huntington Station due to the need for sewer access for these projects to occur.*

**\*\*FLOOR-AREA RATIO (FAR):** *Floor-Area Ratio (FAR) is the ratio the of square footage in the building to the lot size – just one of multiple new requirements implemented to ensure lower density of building. Examples for comparison:*

- *3-story 30,000 sq. ft. building (each floor 10,000 sq. ft.) on a 10,000 sq. ft. lot = 3.0 FAR (currently allowed under existing conditions).*
- *2-story 10,000 sq. ft. building (each floor 5,000 sq. ft.) on a 10,000 sq. ft lot = 1.0 FAR.*
- *3-story 15,000 sq. ft. building (each floor 5,000 sq. ft.) on a 10,000 sq. ft lot = 1.5 FAR.*

**But remember, applicants must now meet all the other NEW requirements in Chapter 198 and Chapter A202 and EXISTING C-6 requirements.**

**\*\*\* PARKING REQUIREMENTS:** *While the former code (prior to the 2017 code changes) required 1.5 parking spots per residential unit, the applicant was **not required** to provide the 1.5 parking spots **on their property**; applicants were able to utilize nearby municipal parking lots to satisfy their parking requirements with Special Use Permits. They are no longer able to do this for residential units. The 2017 code changes now **require** the applicant to provide the required spot **on-site**, which has had a dramatic impact reducing incoming applications for new projects because compliance with this requirement has been extremely difficult.*