

Regulatory Action Items (Group E)

E1 Amend Comprehensive Plan

Responsible Organizations: Village and Town officials, staff, and boards

Estimated Cost: minimal to none

Estimated Time: less than 1 year

As stated from the start of this project, the *Strategic Plan for Downtown Arcade* is seen as an addition to the existing Town and Village Comprehensive Plan. When completed, the Strategic Plan for Downtown should be adopted by both Town and Village governments and understood to be part of the Comprehensive Plan.

E2 Amend zoning

Responsible Organizations: Village officials, staff, and boards (especially planning board), Walkable Committee

Estimated Cost: minimal

Estimated Time: 1-2 years

Several issues with the existing zoning were identified in Section 5 - Existing Regulatory Conditions. These issues should be addressed through amendments to the zoning to address lot size, lot coverage, setback, and height issues.

E3 Amend parking requirements

Responsible Organizations: Village officials, staff, and boards (especially planning board), Walkable Committee

Estimated Cost: minimal

Estimated Time: 1-2 years

Several issues with the existing parking requirements were identified in Section 5 - Existing Regulatory Conditions. The village should encourage development in the downtown area that does not look or function like suburban style, auto-oriented, “big-box” development. Requirements for onsite parking should be carefully reviewed in light of downtown Arcade’s historic built form, walkability, and on-street and common parking areas.

E4 Sign Ordinance

Responsible Organizations: Village officials, staff, and boards (especially planning board), Walkable Committee, business owner input

Estimated Cost: minimal

Estimated Time: 1-2 years

Currently, signs in the Village are regulated by Section 805 of the Village Zoning Law. While this limits size and height of signs, it is clear the regulations were compiled with suburban, auto oriented businesses in mind. Traditional Main Street retail needs a wholly different kind of sign ordinance, one that is more concerned with material, lighting, and placement on the building, rather than height and size.

The design guidelines (see Recommendation D9) address signage; these types of regulations should be part of the amended Zoning Law Section 805. In general, internally lit plastic signs and internally lit vinyl awnings should be prohibited. Wooden, metal, and historically appropriate neon signs are to be encouraged. External lighting of signs is to be encouraged. Sign placement between in the horizontal band of the building above the first floor windows should be required.

E5 Develop Site Plan Review Process

Responsible Organizations: Village officials, staff, and boards (especially planning board), Walkable Committee

Estimated Cost: minimal

Estimated Time: 1-2 years

There current site plan review process is contained in Article 1200 of the Village's zoning code. To encourage a better level of review of key developments, this passage should be moved to a more prominent location within the code, as well as expanded with more detail. It would appear that the Village has not used its power to review and amend site plans to its full capacity.

Development approved by the village in the recent past, especially in the West End area of Main Street, seems to lack certain key amenities. Foremost among these is prominent pedestrian access to the structure, signage, and landscaping. If the community wishes to encourage pedestrian activity, new developments should be required to provide sidewalk connections to the public sidewalk (if it exists) or to the public right of way in anticipation of public sidewalks (if they do not exist). This type of requirement is often discussed at, and required through, the site plan review process.

An example to review would be the site plan approval process for the Tops Plaza constructed in

the mid 1990s. As stipulated in Article 1200, Section 1201, Paragraph 7, all commercial developments are to undergo the site plan review process by the planning board. Thus it is assumed that the Tops Plaza went through this process. Were sidewalks and pedestrian accommodations discussed? Were they required and then left out during the construction process? Is there an adequate system in place to enforce approved site plans?

The Village, through its planning board, has the authority to encourage and require high quality development. It should review its processes, and amend the zoning code as noted, to ensure that appropriate development review processes are happening.

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