



## ARCHITECTURAL REVIEW BOARD

### ARCHITECTURAL AND SITE PLAN REVIEW GUIDELINES AND REQUIREMENTS

The following is a guide to assist you in obtaining Architectural and/or Site Plan approval for your project.

Any questions regarding the process can be answered from 8:30 am – 4:30 pm, Monday to Friday by

contacting the Building Department at 516.326.6319 or [FPBuildings@FPVillage.org](mailto:FPBuildings@FPVillage.org)

The Building Department is located at 1 Pool and Garage Road, Floral Park, NY

**\*\*\* Please note the format of submission has changed as of August 2020 – Documents must be submitted as  
(1) One Paper Copy and Electronically in PDF format. See below for further instructions \*\*\***

#### General Information:

Incomplete applications will not be accepted

The Architectural Review Board consists of local volunteers who are responsible for reviewing and approving all exterior building elements in our community, including signs, awnings and storefronts. The purpose of the Board is to protect property values, create a more attractive economy and business climate, enhance and protect the physical appearance of the community, preserve the architectural character of buildings, preserve the scenic and natural beauty of designated areas and to provide a more enjoyable and pleasing community. All applications are reviewed considering the entire façade including relationships to the neighboring buildings.

The following types of projects must be reviewed and approved by the Board:

1. New Buildings Including Garages
2. Additions or Façade Renovations to Existing Buildings
3. In-Ground Pools
4. Painting, Re-siding, or Alterations to the Facades of Commercial Buildings
5. Storefronts, Signs and Awnings (New or Renovated)
6. Photovoltaic (Solar) Systems
7. Sub-Divisions and Land Development Projects

The Board typically meets on the fourth Wednesday of each month, applications must be submitted a minimum two weeks prior to the meeting date. Applications will be accepted on a first-come-first-served basis with a maximum of 12 applications per month. It is strongly recommended that the design professional attend the meeting in the event that changes are necessary.

A few guidelines for design are listed here, the full requirements can be found in section 99 of the Village Code.

Unless otherwise authorized by the Architectural and Preliminary Site Review Board, all new construction of buildings or structures or alterations or additions to existing buildings shall require that a front or side building wall or a combined new and existing front or side building wall may extend to a horizontal **length of not more than 30 feet** without a change or break of at least two feet; with an additional required break of at least two feet for every 25 feet of additional horizontal feet thereafter. No more than 75% of a two-story front wall shall be constructed, altered or added in one vertical plane; the balance of said wall construction shall follow a vertical plane which is separated from the former plane by at least two feet.

Second-story decks on residential premises are prohibited.

The Review Board may disapprove any application for a permit, provided that the Review Board has afforded the applicant an opportunity to confer upon suggestions for change of the plan or map and provided that the Review Board finds and states that the structure or building for which the permit was requested would, if erected, constructed, reconstructed or altered as indicated, provide one or more of the harmful effects set forth in § 99-50B hereof by reason of:



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Monotonous similarity to any other structures or buildings located or proposed to be located in the vicinity in respect to one or more of the following features of exterior design and appearance: Substantially identical facade, disregarding color. Substantially identical size and arrangement of either doors, windows, porticos, porches or garages or other opening or breaks or extensions in the facade, including reverse arrangements. Other substantially identical features, such as but not limited to setbacks from street lines, heights, widths and lengths of elements of building design and exterior materials and treatments.

Striking dissimilarity, visual discord or inappropriateness with respect to other structures or buildings located or proposed to be located in the vicinity in respect to one or more of the following features of exterior design and appearance: Facade, disregarding color. Size and arrangement of doors, windows, porticos, porches or garages or other openings, breaks or extensions in the facade. Other significant design features, such as but not limited to heights, widths, length or elements of design, exterior materials and treatments, roof structures, exposed mechanical equipment, service and storage areas, retaining walls, landscaping, signs, light posts, parking areas, fences and service areas.

Visual offensiveness or other poor qualities of exterior design, including but not limited to excessive divergences of the height or levels of any part of the structure or building from the grade of terrains, harmony or discord of color or incompatibility of the proposed structure, building, refurbishing, reconstruction, alteration or addition with the terrain on which it is to be located and the failure of the exterior design to complement and enhance the natural beauty of its site in regard to landscape, topography, surrounding structures and the scenic character of roadways when visible from said roadways.

#### Filing Requirements for Alterations to Existing Buildings or New Garages:

- Architectural Review Board Application
- Building Permit Application
- Filing Fees: cash or check only
- One (1) Paper Set, collated and folded and an electronic set in PDF format emailed to [ARB@FPVillage.org](mailto:ARB@FPVillage.org) must include:**
- Construction Drawings Drawn to Scale – 11” x 17” maximum size, collated and stapled, must include:
  - Title block including the address of the property and the name and contact information for the design professional
  - A north arrow, scale and date on all drawings
  - Floor plans with dimensions clearly showing proposed, new, and removed walls and shall include room names.
  - Elevation drawings for each façade with the additions and changes shown shaded and clearly identifiable, including types and of materials (i.e. roofing, siding, windows, doors, trim) and architectural finish details.
  - A site plan drawing and full zoning analysis including number of stories, height of building, type of occupancy, lot area, lot coverage and all setbacks as required.
  - Drawings shall be stamped and sealed by a NYS Registered Architect or Engineer.
  - Drawing sets shall NOT include extraneous information such as energy performance, construction details and general notes unless the information is pertinent to the architectural elements on the façade.
- Property Survey (Property Survey Affidavit is also required if existing survey is older than 12 months)
- Color photographs showing all elevations of the existing buildings on the property and the front façade of the buildings immediately adjacent to the property on either side.
- Photographs, scans or manufacturer information demonstrating type and color of all facade materials proposed. Colors and materials shall either match the existing or replace the existing in its entirety.
- Physical samples of all colors and materials proposed can be presented to the Board at the meeting, physical samples will not be collected by the Building Department.



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#### Filing Requirements for New Buildings:

- Architectural Review Board Application
- Building Permit Application
- Filing Fee: cash or check only
- One (1) Paper Set, collated and folded and an electronic set in PDF format emailed to [ARB@FPVillage.org](mailto:ARB@FPVillage.org) must include:**
- Construction Drawings Drawn to Scale – 11” x 17” maximum size, collated and stapled, must include:
  - Title block including the address of the property and the name and contact information for the design professional
  - A north arrow, scale and date on all drawings
  - Floor plans with dimensions clearly showing proposed new and removed walls and shall include room names.
  - Elevation drawings for each façade with the additions and changes shown shaded and clearly identifiable, including types of materials (i.e. roofing, siding, windows, doors, trim) and architectural details.
  - A site plan drawing and full zoning analysis including number of stories, height of building, type of occupancy, lot area, lot coverage and all setbacks as required.
  - Drawings shall be stamped and sealed by a NYS Registered Architect or Engineer.
  - Drawing sets shall NOT include extraneous information such as energy performance, construction details and general notes unless the information is pertinent to the architectural elements on the façade.
- Landscape Plan: a separate landscape plan with planting schedule detailing the plans for shrubbery, trees, lawn and landscaping features. Location of all trees currently on the property, and any proposed tree removal must be noted on the plans. The driveway, including dimensions and the garage location must be shown.
- Property Survey (Property Survey Affidavit is also required if existing survey is older than 12 months)
- Color photographs showing all elevations of the existing buildings on the property and the front façade of the buildings immediately adjacent to the property on either side.
- If the proposed front façade is not parallel to the adjacent existing building, a perspective drawing or rendering showing the new building in relationship to the existing neighboring buildings is required.
- Photographs, scans or manufacturer information demonstrating type and color of all facade materials proposed. Colors and materials shall either match the existing or replace the existing in its entirety.
- Physical samples of all colors and materials proposed can be presented to the Board at the meeting, physical samples will not be collected by the Building Department.

#### Filing Requirements for In-Ground Pools:

- Architectural Review Board Application
- Building and Fence Permit Application
- Filing Fee: cash or check only
- One (1) Paper Set, collated and folded and an electronic set in PDF format emailed to [ARB@FPVillage.org](mailto:ARB@FPVillage.org) must include:**
- Construction Drawings Drawn to Scale – 11” x 17” maximum size, collated and stapled, must include:
  - Title block including the address of the property and the name and contact information for the design professional
  - A north arrow, scale and date on all drawings
  - A site plan drawing and full zoning analysis including lot area, lot coverage and all setbacks as required.
  - Drawings shall be stamped and sealed by a NYS Registered Architect or Engineer.
  - Drawing sets shall NOT include extraneous information such as construction details and general notes unless the information is pertinent to the architectural elements for the pool.
- Landscape Plan: a separate landscape plan with planting schedule detailing the plans for fences, shrubbery, trees, lawn and landscaping features. Location of all trees currently on the property, and any proposed tree removal must be noted on the plans.
- Property Survey (Property Survey Affidavit is also required if existing survey is older than 12 months)
- Color photographs showing the existing area at the proposed pool location.



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#### Filing Requirements for Alterations to Existing Commercial Building Facades:

- Architectural Review Board Application
- Building Permit Application
- Filing Fee: cash or check only

**One (1) Paper Set, collated and folded and an electronic set in PDF format emailed to [ARB@FPVillage.org](mailto:ARB@FPVillage.org) must include:**

- Construction Drawings Drawn to Scale – 11” x 17” maximum size, collated and stapled, must include:
  - Title block including the address of the property and the name and contact information for the design professional
  - Elevation drawings for each façade with the additions and changes shown shaded and clearly identifiable, including types of materials (i.e. roofing, siding, windows, doors, trim) and architectural finish details.
- Property Survey (Property Survey Affidavit is also required if existing survey is older than 12 months)
- Color photographs showing all elevations of the existing buildings on the property and the front façade of the buildings immediately adjacent to the property on either side.
- Photographs, scans or manufacturer information demonstrating type and color of all facade materials proposed. Colors and materials shall either match the existing or replace the existing in its entirety.
- Physical samples of all colors and materials proposed can be presented to the Board at the meeting, physical samples will not be collected by the Building Department.

#### Filing Requirements for Exterior Signs, Storefront and Awnings:

Separate Application, See the Building Department or Website

#### Filing Requirements for Photovoltaic (Solar) and/or Generators:

Separate Application, See the Building Department or Website

#### Filing Requirements for Subdivision:

Separate Application, See the Building Department or Website

Once plans have been approved by the Board, a full building application, including full construction drawings, must be filed with the Building Department within 6 months of the approval date. If the plans are not submitted within this timeline a resubmission to the Architectural Review Board may be required.



# ARCHITECTURAL REVIEW BOARD

## APPLICATION FOR ARCHITECTURAL AND SITE PLAN REVIEW

ARCHITECTURAL REVIEW BOARD APPLICATION FOR ALL PROPOSED BUILDINGS, SITE DEVELOPMENT, EXTERIOR ALTERATIONS AND IN-GROUND POOLS

<b>Project information:</b> (Check all that apply)		Incomplete applications will not be accepted	
<input type="checkbox"/> Minor Alterations <input type="checkbox"/> Addition/Reconstruction <input type="checkbox"/> New Building <input type="checkbox"/> New Garage <input type="checkbox"/> New Pool <input type="checkbox"/> Photovoltaic (Solar)			
<input type="checkbox"/> Other: _____ <input type="checkbox"/> Site Development			
<b>Property Information:</b>			
Property Address:			
Section:	Block:	Lot:	Zone:
<b>Description of Work:</b>			
<b>Zoning Information:</b> (not required for interior projects)			
Total Lot Square Footage (sf):			
Existing	Minimum Side Yard:	Aggregate Side Yard:	Front Yard:      Rear Yard:
	Lot Coverage (sf):	Lot Coverage (%):	Rear Lot Coverage (sf):      Rear Lot Coverage (%):
	Total Building Area (sf):	Building Height (stories):	Building Height (ft):
Proposed	Minimum Side Yard:	Aggregate Side Yard:	Front Yard:      Rear Yard:
	Lot Coverage (sf):	Lot Coverage (%):	Rear Lot Coverage (sf):      Rear Lot Coverage (%):
	Total Building Area (sf):	Building Height (stories):	Building Height (ft):
<b>Owner Information:</b>			
Owner Name:			
Mailing Address:		City:	State:      Zip:
Phone Number:		Email:	
<b>Design Professional Information:</b>			
Name:		<input type="checkbox"/> RA <input type="checkbox"/> PE	
Company Name:		NYS License Number:	
Company Address:		City:	State:      Zip:
Phone Number:		Email:	
<b>Material Submission Agreement:</b>			
I agree and understand that failure to furnish samples of colors and materials on the night of my scheduled hearing may result in postponing my approval until the next available hearing.			
<b>Owner/Applicant Signature:</b>			
Print Name:		Signature:	Date:
<b>Building Department Use Only:</b>			
Application Fee: <input type="checkbox"/> _____			Receipt:
Amended Application Fee: <input type="checkbox"/> _____		Renewal or Extension of Approval Fee: <input type="checkbox"/> _____	Receipt:
Zoning Review	<input type="checkbox"/> Approval <input type="checkbox"/> Denial	Date:	
ARB Review	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Resubmission Required	Date:	