

## **Village of Fleischmanns Site Plan Approval Requirements by Zoning District**

*Site Plan Review/Approval by the Village Planning Board, as per Article XI of the Village of Fleischmanns Zoning Law, is required for all proposed activities in the following districts as follows:*

**R: Residential** – Site Plan Review is required for ALL uses (except for Minor Home Occupations) and any proposed exterior alterations, restoration, reconstruction, demolition or relocation of historic buildings or structures, or new non-historic buildings or structures. The repainting and/or routine repair/maintenance of structures that do not involve a change of design, material or appearance are exempt from Site Plan review.

**GV: General Village** - Site Plan Review is required for ALL uses other than the construction or repair/maintenance of single-family and two-family dwellings and their permitted accessory uses, and Minor Home Occupations.

**C: Commercial** - Site Plan Review is required for ALL uses other than the construction or repair/maintenance of single-family and two-family dwellings and their permitted accessory uses, and Minor Home Occupations.

**I: Industrial** – All uses proposed in the Industrial District require Special Permit/Site Plan approval. New residential uses are not allowed.

**MX: Mixed Use** - Site Plan Review is required for ALL uses other than the construction or repair/maintenance of single-family, their permitted accessory uses, and Minor Home Occupations.

**H: Historic** – Site Plan Review is required for ALL uses (except for Minor Home Occupations) and any proposed exterior alterations, restoration, reconstruction, demolition or relocation of historic buildings or structures, or new non-historic buildings or structures. The repainting and/or routine repair/maintenance of structures that do not involve a change of design, material or appearance are exempt from Site Plan review.

**FH: Flood Hazard** - No new uses are allowed in the FH zone. Maintenance/repair of existing structures/uses must be in accordance with Article XII of the Village Zoning Law and Local Law for Flood Damage Prevention.



**Village of Fleischmanns  
Development Procedures**

*I would like to construct, rehabilitate or reopen a building in the Village...*

- 1) Determination of Zoning District: See Zoning Map**
- 2) Is the use proposed allowed in the Zoning District in which it is proposed?  
(See Schedule of Uses, and Article V of the Zoning Law)**
- 3) Is it a 1 or 2 family residence, and/or a Minor Home Occupation in the  
General Village or Commercial Zoning District or a 1 family residence or  
Minor Home Occupation proposed for the MX Zoning District?**
  - If so the use is allowed by right and a building permit is required**
  - All other proposed uses require a review by the Planning Board.**

**\*\* No new residences are permitted in the Flood Hazard Overlay District  
or the Industrial Zoning District.**
- 4) Is the property located in the Residential/Historic Overlay District? All  
allowed uses in the Residential/Historic District will require a Site Plan  
Review and/or Special Permit. This includes proposed exterior alteration,  
restoration, reconstruction, demolition or relocation of historic buildings  
or structures and any non-construction activities proposed adjacent to  
historic structures in the district. See Section 100-17 for specifics.**

***It has been determined that I need to participate in a Site Plan Review/Special Permit Review for my proposed project...***

- 1) Develop a complete Site Plan and/or Special Permit application as per the requirements of Article XI of the Village Zoning Law and submit it to the Village Enforcement Officer for a review to ensure it is complete and in compliance with the Zoning Law.**
  
- 2) Does the application meet the requirements of the Zoning District or is a variance required?**
  - If a variance is required, the Code Enforcement Officer can forward the applicant/application to the Zoning Board of Appeals for the procedure(s) as outlined in Article XV of the Village Zoning Law.**
  
  - If the proposed application for Site Plan Review is deemed complete and compliant, the application can be forwarded to the Village Planning Board for Site Plan Review and/or Special Permit review procedure.**
  
- 3) A Site Plan Review/Special Permit Application Review may include the following review steps:**
  - Initial review by Planning Board**
  - Referral to the County Planning Board for a GML-239 recommendation**
  - Public hearing, notification to nearby property owners/neighborhood**
  - Consultation with applicable permitting/review agencies**
  - SEQRA (NYS Environmental Review)**
  - Final Review by Planning Board**

**\*\*\* Applicants should expect a 2-3 month minimum review time-frame for a Special Permit/Site Plan Review, exclusive of application preparation time. The Village will make every effort to conduct an efficient review and often review**

**time frames can be streamlined but please plan ahead to ensure you are able to complete your project in a timely manner.**

ZONING								
Village of Fleischmanns, New York								
Schedule I - Table of Use Regulations								
2/18/11								
	R	G	C	I	H	FH	MX	Notes
<b>A. Residential Uses</b>								
Artist live-work dwelling							S	
One-family dwelling	R*	X	X		R*		X	*See §100-17 for Regulated Activities
Two-family dwelling	S*	X	X		S*		S	*See §100-17 for Regulated Activities
Multi-family dwelling (3 or more units)		S	S				S	
Residence above-the-store dwelling							R	
Residential care facility	S	R	R		S			
<b>B. General Community Facilities</b>								
Essential services	S	R	R		S			
House of worship	R	R	R		R		R	
Parking lot			R				R	
Public park	R	R	R		R		R	
School	R	R	R		R		R	
<b>C. Business Uses</b>								
Automobile repair shop			S					See §100-49 (A) for Standards
Automobile sales and service			S					See §100-49 (B) for Standards
Automobile service station			S					
Bank			R				R	
Bed & breakfast	S	S	R		S		R	See §100-49 (C) for Standards
Boarding or lodging house	S	S	R		S		R	
Club, lodge or social center			R					
Convenience store			R				R	
Cultural facilities			R				R	
Daycare center	S	R	R		S			
Funeral homes			R					
Home occupation, Minor	X	X	X		X		X	See §100-30 for Standards
Home occupation, Major	S	S	S		S		S	See §100-31 for Standards
Hotel or motel		S	R				R	
Laundromat			R				R	
Office (e.g. dentist, medical or professional)	S	R	R		S		R	
Personal service			R				R	
Restaurant		S	R				R	
Restaurant, drive-thru or take-out			R					
Retail stores			R	S			R	
Tavern		S	R				R	
Theatre			R				R	
Tourist home	S	S	S		S		S	See §100-49 (D) for Standards
Veterinarian clinics			R					
Wholesale business			R	S				
<b>D. Industrial Uses</b>								
Gas and fuel distributors				S				
Light manufacturing			S	S				
Logging, sawmills, lumber yards				S				
Private recreation				S				
Self-storage facility				S				
Warehouse				S				
<b>E. Accessory Uses</b>								
Customary accessory uses and structures	X	X	X	X	X		X	See Article VII & VII of Zoning Law
Private swimming pools and tennis courts	X	X	X	X	X		X	See §100-28 for Standards
Solar and other alternative energy systems				X				
	R	G	C	I	H	FH	MX	Notes
X - Use permitted-by-right (site plan approval NOT required) R - Use permitted-by-right (site plan approval required) S - Use requiring a special use permit and site plan approval Editors Note: Pre-existing nonconforming uses may be continued in accordance with Article XII-Nonconforming Buildings, Uses and Lots.								

