
Keuka Lake Local Law Assessment and Analysis



Component 1 of the Keuka Lake Looking Ahead Project

January 2008

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Mission Statement

The Genesee/Finger Lakes Regional Planning Council (G/FLRPC) will identify, define, and inform its member counties of issues and opportunities critical to the physical, economic, and social health of the region. G/FLRPC provides forums for discussion, debate, and consensus building, and develops and implements a focused action plan with clearly defined outcomes, which include programs, personnel, and funding.

Acknowledgements

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This report, along with other relevant project information, is
available online at the following web address:

<http://www.gflrpc.org/Keuka.htm>

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EXECUTIVE SUMMARY

The assessment of local laws in the Keuka Lake watershed was initiated in the summer of 2007 as “Component I” of the Keuka Lake Looking Ahead project. The analysis is intended to aid participants in the Land Use Leadership Alliance Training Program as they learn about methods to address priority land use issues within the Keuka Lake watershed. The results of this analysis will be used to guide the development of “Component III” of the Keuka Lake Looking Ahead project, whereby a sustainable watershed land use action plan will be developed to guide municipalities toward the implementation of potential land use regulations and controls to institute sustainable land use practices throughout the watershed.

The body of local laws was compiled for the municipalities of the Keuka Lake Watershed Improvement Cooperative (KWIC), including: the Town of Barrington (Yates County), the Village of Hammondsport (Steuben County), the Town of Jerusalem (Yates County), the Town of Milo (Yates County), the Village of Penn Yan (Yates County), the Town of Pulteney (Steuben County), the Town of Urbana (Steuben County), and the Town of Wayne (Steuben County). Letters of request for relevant local laws were sent to the highest elected official and town or village clerk in the summer of 2007. Members of the KWIC were asked to assist with the process of acquiring necessary local documents. Additional local laws and other relevant documents were collected and evaluated as they were made available.

A list of land use, development, water quality and other pertinent issues deemed to be important to the municipalities of the KWIC was compiled and entered into chart format. These issues, their definitions and their general relevance to project goals were summarized and included within the Introduction of this report.

Assessment charts were created for each municipality that list each of the issues described above. The body of local laws for each municipality was compared against this list of issues in order to identify whether the issue has been identified and/or addressed within local legislation. In such instances, a citation of the section of law found to match the issue of concern is entered into the assessment chart.

A summary of findings is included in Appendix B of this report. Other summary charts thought to be useful for the purpose of comparative analysis have been included in the Appendices as well.

The results of this analysis will be used to guide the development of “Component III” of the Keuka Lake Looking Ahead project, whereby a “sustainable watershed land use action plan” will be developed to guide municipalities toward the implementation of potential land use regulations and controls to institute sustainable land use practices throughout the watershed.

INTRODUCTION

The assessment of local laws in the Keuka Lake watershed was initiated in the summer of 2007 as “Component I” of the Keuka Lake Looking Ahead project. This analysis utilizes an assessment form to summarize the body of local laws within each municipality. The forms are intended to facilitate both the internal evaluation of a municipality’s local law framework as well as the external comparison of local laws between neighboring municipalities within the watershed.

The analysis is intended to aid participants in the Land Use Leadership Alliance Training Program as they learn about methods to address priority land use issues within the Keuka Lake watershed. Furthermore, the results will be used to guide the development of “Component III” of the Keuka Lake Looking Ahead project, whereby a “sustainable watershed land use action plan” will be developed to guide municipalities toward the implementation of potential land use regulations and controls to institute sustainable land use practices throughout the watershed.¹

A local law analysis such as this one is sometimes referred to as a “gap analysis.” In this sense, the report can be interpreted as a method of reviewing a municipality’s body of local laws in an effort to identify missing or essential components (i.e. gaps). It is important to note, however, that what is considered to be “essential” is open to interpretation. Cities, towns and villages in Upstate New York vary significantly on a variety of levels – distinctions such as socio-economic backgrounds, demographics, population density, topography, ecology, local industry, historical/cultural resources, and other attributes – each influence a municipality’s body of local legislation to various degrees. A law deemed to be effective and appropriate in one municipality may not be practical elsewhere.

As such, this analysis makes no assumptions as to what a town should or should not have on its books. In no way does it advocate for the implementation of legislation to address all of the issues identified below. The ratification of local laws should always be preceded by an open public discussion regarding the benefits of the law, the perceived need for the law, how the law supports the goals outlined in the comprehensive plan (when one exists), and how that law will be implemented and enforced once it is passed. Furthermore, the effectiveness and need for local laws should routinely be evaluated by the public and local officials in order to determine whether it is fair, efficient or necessary.

METHODOLOGY

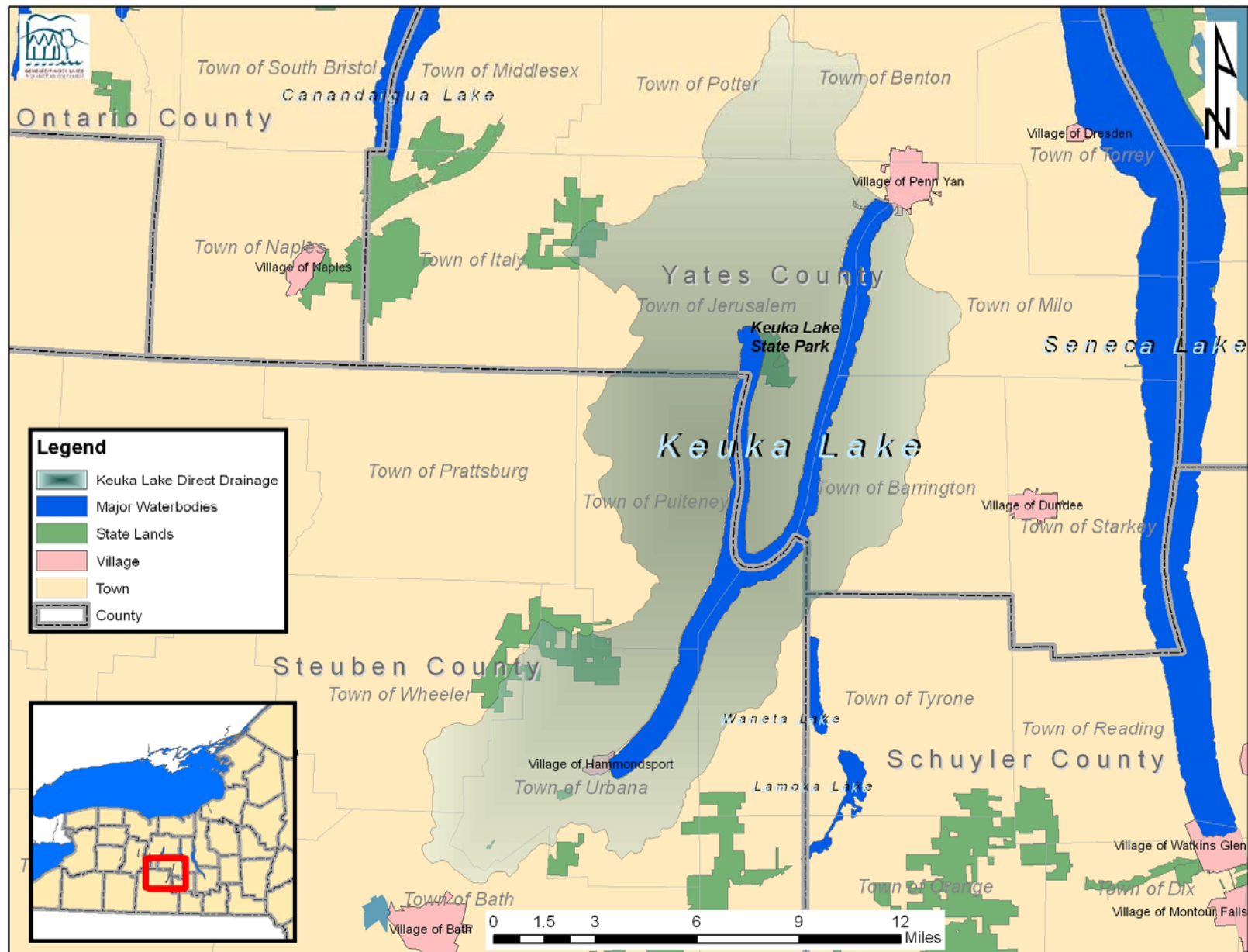
The assessment process began by evaluating the various methods available for compiling and comparing local land use regulations. The method used herein employs a chart format (the assessment form) to list the variety of land use issues that are likely to be of greatest concern within the Keuka Lake watershed. These issues were reviewed by project committee members in advance of the assessment and revised accordingly.

The assessment process then requires local laws from each municipality to be compiled. An inventory of local laws and other pertinent land use documents was therefore created for each municipality within the study area. The inventory was conducted by focusing on the three primary

Cont. on page 3

¹ All quotations taken from the proposed workplan for the Keuka Lake Looking Ahead project – An Intermunicipal Land Use Action Plan Quality Communities.

Overview of the Keuka Lake Watershed



building blocks of land use control in New York State: the comprehensive plan, zoning, and subdivision regulation. When available, other relevant local laws were also reviewed, garnering variable results. Examples include local sediment and erosion control laws, junk laws, animal control ordinances, and other similar laws. A comprehensive list of the land use tools available to municipalities in NYS has been listed in Appendix A of this report.

Laws are then reviewed against the collection of issues listed within the local land use law assessment form. Proper citations of the law are provided as well as a brief synopsis or quotation intended to capture the essence of the law as it pertains to the issue. In some instances, the law is closely related to other similar issues or citations; in those instances, readers can refer to the “see also” column in order to identify parallels within the local code.

Each issue used in this analysis is listed on the following page with a brief explanation of its relevance, as well as a list of other closely-related issues. Guidance is also provided on how the issue can best be addressed through the land use law framework.

Finally, it is important to note that this analysis attempts to identify **Best Management Practices**. While many municipalities have laws to address land use within their jurisdiction, a small percentage choose to target land use and water quality issues with methods and practices that are considered to be the most effective and practical means of achieving an intended goal. This report attempts to identify those instances where the local laws within the Keuka Lake watershed exemplify a best practice. In some cases, a law may partially meet or fulfill the standards of a best management practice. In these instances, partial fulfillment is noted in *Comparison of Findings* chart in Appendix B.

LOCAL LAWS AND DOCUMENTS APPLICABLE TO MULTIPLE JURISDICTIONS

The following documents were included in this analysis and found to cover multiple jurisdictions. When applicable, provisions within these documents are applied equally across all relevant municipalities:

- Keuka Watershed Improvement Cooperative. December 9, 1993.
- Steuben County, New York Agricultural Expansion and Development Plan (year unknown)
- Yates County, New York Agricultural Development and Farmland Enhancement Plan (2004)

A list of laws reviewed for each municipality is included before each municipal summary chart. All local laws reviewed for this analysis have also been summarized in Appendix D of this report.

What is a Best Management Practice (BMP)?

(1) A method for preventing or reducing the pollution resulting from an activity. The term originated from rules and regulations in Section 208 of the Federal Clean Water Act. Specific BMPs are defined for each pollution source.

(2) Methods that have been determined to be the most effective, practical means of achieving an intended goal (i.e. pollution prevention, resource conservation, etc.)

LOCAL LAND USE LAW ASSESSMENT CHART – EXPLANATION OF ISSUES

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Adult Entertainment Uses	The presence of adult business has been shown to have certain secondary effects that include: increased sex-related crimes; drug dealing; petty crime; a reduction in property values; long-term economic decay; adverse effects on surrounding businesses; and a general perception of urban decay.	Any effort to regulate adult businesses must be based solely on control of their secondary effects. To that end, adult business zoning can only regulate the time, place, or manner of location of adult business. Regulation cannot constrain the content of any particular type of expression, otherwise it will be susceptible to a constitutional challenge.	<i>Aesthetic & Scenic Resources • Historic Preservation • Sign Control</i>
Aesthetic and Scenic Resources	Protecting a municipality's aesthetic and scenic resources helps preserve community character as well as protecting property values and promoting economic development. If tourism is an important segment of the local economy, aesthetic regulation will protect the things that tourists come to see.	There are several ways to promote aesthetic and scenic resource preservation. These include inclusion in the comprehensive plan, regular zoning, overlay zoning, sign control ordinances, design review laws, tree preservation laws, and local development approvals.	<i>Open Space Preservation • Farmland & Preservation • Forest Management • Growth Management • Historic Preservation • Junkyards • Mining • Road Layout & Design • Traditional Neighborhood Development • Waterfront Management • Wells • Wetlands • Wind Energy</i>
Affordable Housing	Providing affordable housing creates a more efficient, workable, and equitable community. Additionally, affordable housing can encourage municipal employees and volunteers to live within the community.	Adoption or amendment to zoning regulations to include/promote different kinds of housing options. Creation of municipal housing authorities to oversee affordable housing projects.	<i>Growth Management • Senior Housing • Traditional Neighborhood Development</i>
Agricultural Practices	Ag can have significant impacts on water quality; while many Agriculture issues are regulated at the State level (Ag & Mkts, DEC), local knowledge and support of good agriculture practices can greatly assist water quality efforts	Agricultural Districts, Right to Farm Laws, Agriculture Environmental Management (AIM) I, Conservation Reserve Enrollment Program (CREP), Conservation Plan, Ag Preservation Plan (stand alone or part of Comprehensive Plan)	<i>Farmland & Preservation • Storm Water Management & Drainage • Transfer of Development Rights • Erosion & Sediment Control • Nonpoint Source Pollution • Riparian Buffers • Vegetation Retention</i>
Brownfields	Contaminated vacant properties, brownfields, create environmental, legal and financial hardships on local municipalities.	In addition to offering incentives for private brownfield redevelopment, many state and federal programs provide funding and technical assistance to local municipalities.	<i>Waterfront Development • Junkyards • Mining • Wells</i>
Critical Habitat and Species Protection	Habitat loss is the single greatest threat to species diversity throughout the world. Endangered species protection is mandated by both state and federal law. Proactively identifying areas of critical habitat will benefit species by specifying areas of preservation and prevent future development conflicts.	Many of the goals of critical habitat protection can be addressed in an Open Space preservation plan (stand alone or part of a Comprehensive Plan). Identification and delineation are critical first steps in habitat protection. Other tools include setbacks and other mechanisms to protect wetlands and streams, and conservation subdivisions that encourage compact development.	<i>Aesthetic & Scenic Resources • Forest Management • Open Space Preservation • Vegetation Retention • Wetlands • Riparian Buffers</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Commercial Dog Breeding Operations	Large scale dog breeding facilities can become nuisance properties if they are not run by responsible and conscientious owners. Disreputable breeders often do not properly maintain their facilities resulting in constantly barking dogs, unsanitary conditions, and inhumane treatment of the dogs.	There are several actions that can be taken to regulate dog breeding. Special zoning or design requirements could be enacted. If a community feels there is an acute problem with dog breeding, they might consider limiting the number of dogs a person may own or an outright ban. Draft legislation (Bill No. S00923, 2007) introduced by NYS Senator George H. Winner, Jr. (53 rd Dist.) in January of 2007, however, proposes that dog breeding for sale of dogs be qualified for an agricultural exemption under NYS Ag & Mkts Law. If passed, this would effectively provide such operations with protection under the right to farm law.	<i>Aesthetic & Scenic Resources • Agricultural Practices</i>
Commercial Wind Energy	Wind is the fastest-growing sector of the energy industry. As increasing efforts are made to promote carbon-free energy, this trend is likely to continue. Furthermore, the NYS Renewable Portfolio Standard has set the goal that 25% of energy consumed in NYS should come from renewable sources by 2010. While presenting opportunities like job creation, payments for land leases, and increased municipal revenues, wind energy also raises a number of concerns related to noise, safety, and aesthetics.	Adoption of a wind energy ordinance. This can be done through zoning and/or permitting, site plan review, etc. Addressing wind power in a municipal master plan can identify areas with good wind resources and allows the creation of a wind power overlay district.	<i>Aesthetic & Scenic Resources • Open Space Preservation</i>
Docking and Mooring	Boating can have significant impacts on water quality; some boating infrastructure (launches, marinas) undergo local permitting processes	Adoption and rigorous enforcement of a comprehensive Dockings and Moorings Law	<i>Harbor Management • Lake Access • Recreation • Waterfront Development • Waterfront Management</i>
Driveways	Drives are often being constructed years in advance of actual building construction, thereby skirting the permitting process or site plan review; driveways traversing steep slopes are often improperly constructed, creating erosion and sediment control issues; highway access (safety); and possibly jeopardizing neighboring properties (which includes the public right of way).	Clarification of “land disturbance activities” within site plan review and/or erosion and sediment control ordinances	<i>Erosion and Sediment Control • Filling and Grading • Flag Lots • Impervious Surfaces • NPS Pollution • Road Ditching • Steep Slopes • Vegetation Retention</i>
Erosion and Sediment Control	Activities that are regulated by the municipality, such as construction of roads or buildings, can create significant erosion and sedimentation issues	Adoption and rigorous enforcement of Sediment and Erosion Control Law	<i>Agricultural Practices • Fill • Forest Management • Mining • Riparian Buffers • Stormwater Management & Drainage • Vegetation Retention</i>
Farmland Preservation	Farmland has many benefits to local communities. These benefits include: contributions to the local economy, preservation of community character, promoting tourism, providing natural habitat (and resulting recreational opportunities) and stabilizing property values.	Purchase of development rights, conservation easements, addition to the Comprehensive plan. See also Agricultural Practices	<i>Agricultural Practices • Aesthetic & Scenic Resources • Transfer of Development Rights • Purchase of Development Rights</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Filling and Grading	Substantial filling and grading not associated with landscaping can create significant erosion and sedimentation issues. Includes 'cut and fill' activities and large earth moving operations.	Adoption and rigorous enforcement of Sediment and Erosion Control Law	<i>Erosion & Sediment Control • Stormwater Management & Drainage</i>
Flag Lots	Flag lots are characterized by having a narrow access connected to a larger plot, usually located behind existing development. Flag lots can maintain rural character or provide lakefront access. However, flag lots also can create unintended development density, with accompanying negative impacts such as traffic congestion, parking, unnecessary elimination of pervious surfaces, cutting down of trees, stripping of vegetation, and encroachment onto steep slopes and wetlands.	Zoning and/or site plan review. There is also the option of adopting flag lot specific ordinances.	<i>Aesthetic & Scenic Resources • Lake Access • Open Space Preservation • Growth Management • Traditional Neighborhood Development • Waterfront Development • Waterfront Management</i>
Flood Prevention	Required by Article 16 of the NYS Environmental Conservation Law; allows participation in National Flood Insurance Program (NFIP); benefits property owners	Adoption and rigorous enforcement of Flood Prevention Ordinance (FPO)	<i>Flood Plain Management • Stormwater Management & Drainage • Wetlands</i>
Flood Plain Management	Improves public safety and property protection. Increases participation in NFIP and Community Rating System. Property owners receive lower Flood Insurance Premiums. <i>For the purposes of this analysis, Flood Plain Management may be considered to be superior to simply instituting Flood Prevention as it is described above.</i>	Most municipalities have their floodplains mapped. Most municipalities do not have a detailed base flood elevation mapped. Therefore, all communities should be mapped so that there is a defined base flood elevation (A Zone). If there is no defined base flood elevation an engineer should be used, along with design standards for siting of every new development in the floodplain.	<i>Flood Prevention • Stormwater Management & Drainage</i>
Forest Management	Municipalities can and do regulate timber harvesting since it, like any land disturbance, can create water quality problems.	There are several ways to address this issue, from property owner education, to registration of large timber harvests, to enforcement of existing public highway laws. There is also the possibility of adopting a well thought out Timber Harvesting Law	<i>Aesthetic & Scenic Resources • Critical Habitat & Species Protection • Erosion & Sediment Control • Open Space Preservation • Riparian Buffers • Purchase of Development Rights • Transfer of Development Rights</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Green Infrastructure	Green infrastructure refers to an interconnected network of greenways (i.e. walking trails), blueways (i.e. paddling trails), and parks that preserve scenic, natural, historic, cultural, recreational and ecologically-sensitive or unique resources. It also refers to systems and components that lessen the impacts of development on the natural environment (rain gardens, green roofs, renewable energy systems, etc.). A well-conceived and managed system of green infrastructure attracts tourists, promotes economic activity, conserves resources, and increases overall quality of life.	Adoption of a green infrastructure plan as an independent plan or as a component of the comprehensive plan, or creation of a greenway or blueway overlay district.	<i>Aesthetic & Scenic Resources • Boating/Marinas • Critical Habitat & Species Protection • Harbor Management • Lake Access • Lakeshore Development • Open Space Preservation • Recreation • Riparian Buffers • Growth Management • Streambank Protection & Restoration • Watercourses • Waterfront Management</i>
Growth Management	Growth management is a movement that recognizes the effect that development patterns, specifically low-density, large lots, have on quality of life, the economy, and the environment, emphasizing sustainable development and efficient land use.	Many different planning techniques and concepts fall into the category of growth management including conservation subdivisions, transit supportive development, and open space and farmland protection. Zoning laws may have to be amended to remove provisions that encourage sprawl.	<i>Aesthetic & Scenic Resources • Affordable Housing • Open Space Preservation • Road Layout & Design • Sewer & Water Infrastructure • Sprawl • Transit Oriented Development</i>
Harbor Management	Harbor management involves the balancing of many conflicting uses, passive and active types of recreation, between commercial and recreational uses, and between all uses and the natural resources of a harbor.	Creation of a harbor management chart and water area map, similar to a terrestrial zoning map. Adoption of harbor management regulations.	<i>Boating & Marinas • Green Infrastructure • Lake Access • Watercourses • Waterfront Management</i>
Historic Preservation	Preservation of historic landmarks preserves local character, attracts tourists and promotes economic activity.	Historic preservation can be achieved in a number of ways. Inclusion in the comprehensive plan, preservation overlay districts, site plan review.	<i>Aesthetic & Scenic Resources</i>
Impervious Surfaces	Impervious surfaces such as roofs and parking lots allow stormwater to run off much more quickly and without the benefit of filtering impurities through vegetation and soil. Watersheds can begin to degrade with as little as 10% impervious cover. Cumulative downstream impacts can be significant when unchecked expansion of impervious cover is allowed to occur. Impervious surfaces are regulated by the municipality when it promulgates zoning ordinances and issues building permits.	Adoption of appropriate language in zoning regulations and subsequent enforcement through Zoning Officer and Site Plan Review. There is also the possibility of adopting a Water Protection Overlay district, which covers all zoning areas but more strictly regulates activities near streams and lakes.	<i>Erosion & Sediment Control • Stormwater Management & Drainage • Road Layout & Design • Sewer & Water Infrastructure • Road Ditching • Sprawl • Nonpoint Source Pollution</i>
Intermunicipal Cooperation	Promotes dialogue, cooperation and sharing of services among municipalities on an issue (water resources) that are multi-jurisdictional in nature (watershed-wide). See NYSDOS guidebook - Intergovernmental Cooperation	Article 12-C of the General Municipal Law authorizes formation of joint survey committees for this purpose	<i>Nearly all issues are related</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Junkyards	In addition to aesthetic reasons, junkyards can have significant impacts on water quality; junkyards undergo local permitting processes; Abandoned vehicles and appliances might leak oil or other hazardous and toxic liquids into the soil. After first contaminating the soil, liquid waste will eventually reach the groundwater level and pollute local water resources.	Revising zoning to limit junk yards to certain areas that will not impact water quality as much as other areas. A municipality may (and should) expand the state definition of "junk" to encompass such things as old appliances, household waste, or uninhabitable mobile homes. Such an action helps to regulate aspects of junk not covered by state law and to ensure greater compatibility with surrounding land-uses.	<i>Aesthetic & Scenic Resources • Brownfields • Nonpoint Source Pollution</i>
Lake Access	Public access to lakeshores is important as a community amenity and tourism benefit. If all citizens have access to the lake, they are more apt to care about water quality issues and see the lake as a community amenity, not just an amenity for those who own property along it. Lake access also helps maintain at least a small portion of the lakefront as green space	Open space plan or include an assessment of lakefront open space resources as part of the comprehensive plan. Categorize open space resources, examine their use and function within the community, set priorities for their protection, and consider the best way to use and protect open spaces	<i>Boating & Marinas • Recreation • Waterfront Management</i>
Mining	Mining operations can have significant impacts on surface and groundwater resources. Improper practices can lead to contamination of these resources.	Enforcement of NYS Environmental Conservation Law. Local municipalities also have the option of prohibited mining outright through zoning.	<i>Aesthetic & Scenic Resources • Brownfields • Critical Habitat & Species Protection • Erosion & Sediment Control • Riparian Buffers • Stormwater Management & Drainage • Vegetation Retention • Nonpoint Source Pollution</i>
Nonpoint Source Pollution	Nonpoint sources of pollution – those which come from diffuse and variable sources – are often the hardest to control. Agricultural runoff, septic systems, and impervious surfaces are three major nonpoint sources that are common and known to adversely impact water resources in Upstate New York..	Discussion in the comprehensive plan of specific types of nonpoint source pollution. Amendment of existing laws to include provisions regarding specific sources.	<i>Agricultural Practices • Brownfields • Impervious Surfaces • Junkyards • Onsite Wastewater • Stormwater Management & Drainage • Waste Storage • Wells</i>
Onsite Wastewater	Onsite wastewater (septic) systems are regulated by county and state health laws, but localities can offer an additional level of regulation of these crucial pieces of the community's infrastructure. Septic systems are the number one source of nonpoint source pollution within New York State. A high percentage of private wells are contaminated by improperly functioning septic systems. This poses not only a threat to water quality but also an immediate public health hazard.	A locality can amend their existing laws to include the provisions of a on-site waste water system model ordinance. They can also customize a model ordinance to address situations that may be unique to their community. County Health Departments, Soil and Water Conservation Districts, and Cornell Cooperation Extensions can be valuable partners on this issue.	<i>Nonpoint Source Pollution • Affordable Housing • Senior Housing • Sewer & Water Infrastructure</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Open Space Preservation	Open space, i.e. vacant land and land without significant structural development, is often valued by community residents for its aesthetic qualities. In addition, open space can serve important water quality and natural resource goals (open space should not be confused with farmland)	Open space plan or include an assessment of open space resources as part of the comprehensive plan. Categorize open space resources, examine their use and function within the community, set priorities for their protection, and consider the best way to use and protect open spaces	<i>Aesthetic & Scenic Resources • Critical Habitat & Species Protection • Forest Management • Mining • Purchase of Development Rights • Riparian Buffers • Growth Management • Transfer of Development Rights • Waterfront Management • Wetlands • Wind Power</i>
Purchase of Development Rights (PDR)	The PDR system, which has been used extensively in Dutchess and Suffolk Counties to preserve farmland, can also protect ecologically important lands or scenic parcels essential to rural character of the community. This is a form of open space preservation without the municipality having purchase the property outright.	Involves the purchase by a municipal or county government of development rights from private landowners whose land it seeks to preserve in its current state without further development.	<i>Aesthetic & Scenic Resources • Critical Habitat & Species Protection • Farmland & Preservation • Forest Management • Mining • Open Space Preservation • Riparian Buffers • Growth Management • Sprawl • Transfer of Development Rights • Waterfront Management • Wetlands</i>
Recreation	One of the major reasons for tourists to visit the region are the opportunities for outdoor recreation. This includes both terrestrial recreation like hiking or camping, as well as aquatic recreation like paddling or swimming. Recreation can further be defined as either 'passive' or 'active.' Active recreational activities typically require the use of a playing field or court, while passive activities do not.	Include recreation in the comprehensive plan. Recreational priorities and locations can be identified for future utilization and development. Delineate between "active" and "passive" recreational activities. Generally speaking, active recreation involves playing fields or other specialized surfaces and areas, while passive recreation does not.	<i>Aesthetic & Scenic Resources • Boating/Marinas • Lake Access • Open Space Preservation</i>
Riparian Buffers	Prevents encroachment of new development upon water resources; natural buffer areas improve water quality, in part by limiting the effects of erosion and sediment transport	Adoption of appropriate language in zoning regulations and subsequent enforcement through Zoning Officer and Site Plan Review. There is also the possibility of adopting a Water Protection Overlay district, which covers all zoning areas but more strictly regulates activities near streams and lakes.	<i>Aesthetic & Scenic Resources • Agricultural Practices • Critical Habitat & Species Protection • Erosion & Sediment Control • Flood Prevention • Forest Management • Mining • Nonpoint Source Pollution • Road Layout & Design • Vegetation Retention • Wetlands</i>
Road Layout & Design	The design of roads and road systems influences traffic patterns, congestion, development patterns, run-off, and pedestrian uses. Certain design features slow traffic, encourage pedestrian use, thereby affecting local quality of life.	Make certain that the local highway department follows best management practices; regulate new road designs and layouts through Subdivision Regulations and Site Plan Review	<i>Aesthetic & Scenic Resources • Impervious Surfaces • Nonpoint Source Pollution • Riparian Buffers • Growth Management • Sprawl • Transit Oriented Design</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Road Ditching	Roadside ditches collect water from the public road but also abutting private properties. There are many ways the locality can improve the construction, operation and maintenance of these drainage structures, which in turn leads to less damage to both private and public (roads, bridges, etc) property and improved water quality.	Make certain that the local highway department follows best management practices; regulate new road ditches through Subdivision Regulations and Site Plan Review	<i>Road Layout & Design • Stormwater Management & Drainage</i>
Senior Housing	Demand for senior citizen housing will continue to grow as the population ages. As the Baby Boomers approach retirement, the demand for senior housing will far exceed current supply.	Special incentive zoning techniques allow and promote a variety of senior housing options. Traditional nursing homes and independent living facilities are usually permissible under traditional zoning. Accessory apartments and elderly cottages may require amendments to the zoning law like an overly district, a floating zone, or a planned residential district.	<i>Affordable Housing • Growth Management</i>
Sewer and Water Infrastructure	This infrastructure is usually approved by and/or built by the municipality. Careful review of all such infrastructure is important since new sewers can significantly improve water quality in an area with failing septic systems, but also lead to increased development and potential water quality problems that are associated with development	Participate as a community in dialogue/planning with regional entities on sewer and water provision such as water authorities and watershed councils. Specifically state in comprehensive plans where the community would like to see such infrastructure and areas where it should be kept out of	<i>Onsite Wastewater • Growth Management</i>
Sign Control	Sign control can reduce visual clutter and promote the general attractiveness of the community.	Adoption of a "content neutral" sign ordinance.	<i>Aesthetic & Scenic Resources • Historic Preservation • Open Space Preservation</i>
Sourcewater Protection (or wellhead protection)	Sourcewater is untreated water from streams, rivers, lakes or underground aquifers that is used to provide public drinking water, as well to supply private wells used for human consumption. If these waters are properly protected, the overall cost of treating these waters for consumption will be decreased.	Development of a sourcewater protection plan or ordinance.	<i>Agricultural Practices • Critical Habitat & Species Protection • Erosion & Sediment Control • Forest Management • Impervious Surfaces • Nonpoint Source Pollution • Onsite Wastewater • Riparian Buffers • Sewer & Water Infrastructure • Stream Bank Protection & Restoration • Stormwater Management & Drainage • Vegetation Retention • Waste Storage • Wells</i>
Steep Slopes	Disturbance of steep slopes for construction or other purposes can significantly increase erosion; many of these disturbances must undergo the local permitting process	Zoning and/or site plan review. There is also the option of adopting a specific steep slopes ordinance.	<i>Erosion & Sediment Control • Steep Slopes</i>
Streambank Protection and Restoration	Streams with poor quality banks often experience high levels of erosion. Channelization often exacerbates this situation. Streambank restoration and protection is intended to stabilize streambanks and prevent further erosion and/or bank failure, increasing water quality.	Adoption of a streambank protection/restoration ordinance or creation of special zoning requirements for areas in proximity to streams. Identification of banks that are in need of restoration and stabilization.	<i>Agricultural Practices • Critical Habitat & Species Protection • Erosion & Sediment Control • Riparian Buffers • Vegetation Retention •</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Stormwater Management and Drainage	Once water runs off of private property, it tends to become the problem of the local municipality. There are many ways the locality can improve drainage, which in turn leads to less damage to both private and public property (roads, bridges, etc) and improved water quality	Knowledge and enforcement of Storm water Phase II Regulations. Drainage districts. Using wetlands, detention and retention facilities, regional drainage, and other storm water best management practices (BMPs)	<i>Impervious Surfaces • Nonpoint Source Pollution • Sewer & Water Infrastructure • Road Layout & Design • Road Ditching</i>
Traditional Neighborhood Development (TND)	As a response to unplanned sprawling development, traditional neighborhood development (TND) is planned growth with several specific features. These features include pedestrian friendly, mixed use neighborhoods with open spaces, diverse housing, and defined boundaries connected to the large are through a network of roads and pedestrian trails.	Adoption of a TND ordinance or modification of zoning or subdivision regulations.	<i>Aesthetic & Scenic Resources • Green Infrastructure • Open Space Preservation • Road Layout & Design • Growth Management • Transit Supportive Development</i>
Transfer of Development Rights (TDR)	The 'transfer' of development rights is similar to the 'purchase' of development rights (see #16). Transferring development rights can protect ecologically important lands or scenic parcels essential to rural character of the community. This is a form of open space preservation without the municipality having to purchase the property outright.	Under the state zoning enabling statutes, areas of the municipality which have been identified through the planning process as in need of preservation (e.g., agricultural land) or in which development should be avoided (e.g., municipal drinking water supply protection areas) are established as "sending districts." Development of land in such districts may be heavily restricted, but owners are granted rights under the TDR regulations to sell the rights to develop their lands. Those development rights may thereby be transferred to lands located in designated "receiving districts." Transferable development rights usually take the form of a number of units per acre, or gross square footage of floor space, or an increase in height. The rights are used to increase the density of development in a receiving district.	<i>Aesthetic & Scenic Resources • Critical Habitat & Species Protection • Farm& Preservation • Forest Management • Mining • Open Space Preservation • Riparian Buffers • Growth Management • Transfer of Development Rights • Waterfront Management • Wetlands</i>
Transit Supportive Development	Development that emphasizes transit and pedestrian travel has many significant benefits. Traffic congestion and related air pollution are likely to decline, while an improved walkability benefits the health and quality of life of residents. Furthermore, pedestrian-friendly communities generally have better character and functionality.	Amending zoning law removing minimum parking requirements, allowing mixed uses, creating overlay zones around transit hubs. In areas lacking transit intermunicipal cooperation may be required to create a regional transit provider.	<i>Nonpoint Source Pollution • Road Layout & Design • Growth Management</i>
Vegetation Retention	Retaining natural vegetation is an important factor in limiting erosion and sedimentation, especially during construction activities. Local governments have the ability to control the disturbance of vegetation through zoning, site plan review, and the issuance of permits. Good agricultural practices can also limit the amount of disturbed vegetation.	A local law specifically addressing vegetation retention can be adopted and enforced. Alternatively, the issue can be addressed as part of a more comprehensive sediment and erosion control law, zoning revisions, and/or site plan review.	<i>Agricultural Practices • Critical Habitat & Species Protection • Forest Management • Riparian Buffers • Steep Slopes</i>
Waste Storage	Storing of waste (hazardous waste, garbage, etc.) can have water quality impacts when rainwater runs-off such materials and into local water bodies. Whether dealing with their own facilities or regulating private property, municipalities can enforce waste storage regulations	Knowledge and enforcement of State and Federal regulations is important. Similar to junk yards, municipalities can enforce stricter requirements at the local level	<i>Brownfields • Junkyards • Nonpoint Source Pollution</i>

Issues to Consider	Why address this issue at the local level?	How to address it?	Related Issues
Watercourses, Permitted Uses of	The uses of watercourses and the areas surrounding them can impact water quality. Limiting the permitted uses of watercourses and their surrounding areas can prevent damage from erosion or siltation, minimize disturbance, preserve natural habitats and protect against flood and pollution	Amending zoning law to include special protection for watercourses and their surrounding lands or adoption of a watercourse protection ordinance that may include the creation of a Water Control Commission.	<i>Aesthetic & Scenic Resources • Agricultural Practices • Erosion & Sediment Control • Flood Prevention • Flood Plain Management • Forest Management • Green Infrastructure • Riparian Buffers • Streambank Protection & Restoration</i>
Waterfront Development and Management	Waterfront development is an important aspect in the Genesee – Finger Lakes region. Waterfronts are often a central component of community character, recreation, and economic activity for many towns and villages. Furthermore, the use and development of waterfronts is not without its costs; pollution, erosion, flooding, habitat degradation, and biodiversity loss stress many lakeside communities. Waterfront management attempts to mitigate some of these issues.	The development of a local waterfront revitalization plan under NYS Local Waterfront Revitalization Program. Creation of a waterfront overlay district with special restrictions on the type, scale, and design of development.	<i>Aesthetic & Scenic Resources • Boating/Marinas • Open Space Preservation • Historic Preservation • Recreation • Critical Habitat & Species Protection • Erosion & Sediment Control • Flood Prevention • Flood Plain Management • Green Infrastructure • Lake Access • Riparian Buffers • Steep Slopes • Streambank Protection and Restoration • Wetlands</i>
Wells	The siting and drilling of gas, oil, brine, and other types of wells can impact water quality. Local knowledge of state regulations in this matter is important.	Knowledge and enforcement of State and Federal regulations is important.	<i>Aesthetic & Scenic Resources • Critical Habitat & Species Protection • Nonpoint Source Pollution</i>
Wetlands	Wetlands, including temporary wetlands known as 'vernal ponds', contribute an important natural habitat, are often a scenic amenity, and act as a natural storm water retention system, often lessening the need for costly man-made systems. Article 24 of the NYS Env. Conservation Law provides protection for wetlands of 12.4 acres or more. Municipalities can regulate use and development of wetlands of smaller area if they so choose.	Wetlands are often in flood plains, so limiting flood plain development has the added benefit of protecting wetlands. Local knowledge of appropriate state and federal regulations (especially on the part of the Code Enforcement Officer or whoever issues the building permits) is very important. They can be seen as the "first line of defense" in protecting these resources and can encourage property developers to file for all appropriate permits with the Army Corps of Engineers and the DEC	<i>Aesthetic & Scenic Resources • Agricultural Practices • Fill • Flood Prevention • Open Space Preservation</i>

TOWN OF BARRINGTON • YATES COUNTY

LOCAL LAWS REVIEWED:

- Town of Barrington Draft Comprehensive Plan, 7/18/2007 (*not yet passed; review items are therefore printed in italics*)
- L.L. No. 2-1980, Zoning Code, last amended by L.L. No. 1-1996
- L.L. No. 1-1987, Enforcement of NYS Uniform Fire Prevention and Building Code
- L.L. No 2-1987, Flood Damage Prevention Ordinance
- L.L. No 2-1989, Amendments to Flood Damage Prevention Ordinance
- L.L. No 2-1990, Dog Control
- L.L. No. 2-1992, Regulating Junk Storage in Junk Yards
- L.L. No. 1-1993, Wastewater Management
- L.L. No 1-1996, Amendments and Additions to L.L. No. 2-1980
- L.L. No. 1-1998, Coordinated Assessment Program w/Town of Starkey
- L.L. No. 2-1998, Amendment to Zoning, re: Dundee Wellhead Protection District
- L.L. No. 1 of 2003, Providing for Additions to the Town of Barrington Zoning Laws in regard to Intensive Livestock Operation Farms
- Keuka Lake Uniform Docking and Mooring Law

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Adult Entertainment Uses	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Economic Development Policies. Policy 5.6.D. Page 55.</i>	<i>"The Town will regulate the location of adult-oriented businesses."</i>	
Aesthetic and Scenic Resources	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation. Policy 5.2.E. Page 38.</i>	<i>"The Town will preserve and protect scenic vistas through zoning regulations."</i>	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Community Governance Policies, Policy 5.8.G. Page 60.</i>	<i>"The Town will support and encourage "beautification" efforts by private citizens aimed at improving the appearance of the Town."</i>	
Affordable Housing			
Agricultural Practices	L.L. No. 1 of 2003, Providing for Additions to the Town of Barrington Zoning Laws in regard to Intensive Livestock Operation Farms	The law begins by describing NYSDEC General Permit 99-01 which defines what constitutes a Concentrated Animal Feeding Operation and stipulates regulations therein. This local law stipulates that new or expanding operations are required to obtain a construction/expansion permit from the Town Zoning Enforcement Officer and must provide proof of GP 99-01 compliance for approval to be granted (§IV). Further setback requirements and land application buffers (vegetative buffer of a width of at least 50 feet around application area) are set forth under §X of the law. Other stipulations pertain to the disposal of dead animals and locating storage facilities outside of the 100 year floodplain. The location of wells located on the farm property and parcels of land contiguous to the farm must be documented and tested in order to establish a baseline of existing water quality prior to construction/expansion of a manure storage facility (at the Town's expense).	
Alternative Energy			
Brownfields			
Critical Habitat and Species Protection	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policy. Policy 5.2.G. Page 39.</i>	<i>"The Town will preserve and protect glens, gullies, freshwater wetlands, and other sensitive environmental areas through zoning regulations."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policy. Policy 5.2.H. Page 40.</i>	<i>"The Town will preserve and protect wildlife habitats."</i>	
Commercial Dog Breeding Operations			

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Commercial Wind Energy			
Docking and Mooring	Keuka Lake Uniform Docking and Mooring Law.	Regulates “lakeshore docks, moorings and other structures in or on the waters of Keuka Lake” including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
Driveways			
Erosion and Sediment Control			
Farmland Preservation	Yates County, New York Agricultural Development and Farmland Enhancement Plan (2004)	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, General Land Use Policies. Policy 5.1.C. Page 34.</i>	<i>“The Town will support the preservation of working agricultural land in the face of development pressures.”</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.3.B. Page 42.</i>	<i>“The Town will develop a subdivision law . . . which is aimed at preserving working agricultural land . . .”</i>	
Filling and Grading			
Flag Lots	L.L. No. 2-1980. Zoning Code, § 4.22. Lake Residential District.	Creates minimum lake frontage (60 feet) for each dwelling unit served.	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.C. Action 3. Page 37.</i>	<i>“The Town will revise and update its Planned Development District regulations to ensure that “keyhole development” (flag lots) proposals will not be permitted along the lakeshore.”</i>	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Flood Prevention			
Flood Plain Management	L.L. No. 2-1980. Zoning Code, § 4.25. Special Flood Hazard District. (Added 5-11-1987 by L.L. No. 2-1987)	Chapter applies to all areas of special flood hazards within the jurisdiction of the Town of Barrington; adopted in response to revisions to the National Flood Insurance Program. Any construction or development requires within areas of special flood hazard, as shown on the Flood Insurance Rate Map, a floodplain development permit. Certain design requirements regarding utilities, anchoring, construction materials/methods, and drainage must be met as conditions for permit approval. The Enforcement Officer is appointed local flood plain administrator. This administrator is in charge of reviewing all floodplain development permits for development to be undertaken in areas of special flood hazard within the town.	
Forest Management			
Green Infrastructure			
Growth Management	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Economic Development Policies, Policy 5.6.A. Page 52.</i>	<i>"The Town will regulate the location of new commercial/industrial development to preserve the rural/agrarian character of the Town."</i>	
	L.L. No. 2-1980. Zoning Code, § 7.11. Planned unit development districts.	Allows for the creation of planned development districts, subject to the Town Board's approval. General standards for PDDs include: minimum size and maximum density, open space, nonresidential uses, utilities, and stormwater drainage.	
Harbor Management			
Historic Preservation	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.A. Page 44.</i>	<i>"The Town will appoint a Town Historian."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.B. Page 44.</i>	<i>"The Town will form and support a 'Historic Preservation Commission.'"</i>	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.C. Page 45.</i>	<i>"The Town Historian will prepare and maintain an inventory of the Town's historic buildings, structures, and sites."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.D. Page 46.</i>	<i>"The Town will maintain all cemeteries that can no longer be maintained by private citizens."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.E. Page 47.</i>	<i>"Where feasible, the Town will supports the preservation of the remnants of the Corning, Bath, and Sodus Bay Railroad bed."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.F. Page 48.</i>	<i>"The Town will support programs aimed at raising public awareness of historic preservation issues, specifically the benefits of historic preservation activities."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.G. Page 49.</i>	<i>"The Town will support homeowners' efforts to renovate and update their homes in such a way as to preserve the historic appearance and materials of the house."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Historic Preservation Policies. Policy 5.4.H. Page 50.</i>	<i>"The Town will support private landowners' efforts to maintain and preserve their historic barns are in poor and deteriorating condition."</i>	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Impervious Surfaces	L.L. No. 2-1980. Zoning Code, § 4.7. Off-road parking.	Creates minimum number and dimension requirements for off-street parking based on use.	Note: these sections should not be construed as a Best Management Practices. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Moorings Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
	L.L. No. 1-1998. Coordinated Assessment Program w/Town of Starkey	Enters into a municipal cooperative agreement with the Town of Starkey to creating a coordinated assessment program.	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Economic Development Policies. Policy 5.6.C. Page 55.</i>	<i>"The Town will work with neighboring municipalities . . . to investigate the potential for establishing alternative energy sources for the Town's businesses and inhabitants."</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Community Governance Policies. Policy 5.7.E. Page 59.</i>	<i>"The Town will continue to explore options for municipal cooperation/coordination."</i>	
Junkyards	L.L. No. 2-1980. Zoning Code, § 4.13. Junkyards.	Regulates junkyards within the town including setbacks, screening, site plan, and inspections. Includes guidelines for granting or denying a permit, including both aesthetic and location-based considerations.	
Lake Access	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.K. Page 41.</i>	<i>"The Town will support the provisions of public access to the lake."</i>	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Mining	L.L. No. 2-1980. Zoning Code, § 4.5. Excavations and soil mining.	Regulates any excavations that might adversely affect natural drainage or the structural integrity of any neighboring lands or structures. Requires a special permit for any commercial excavation or mining.	
Mobile Homes & Mobile Home Parks	L.L. No. 2-1980. Zoning Code, § 4.8. Mobile Homes.	Creates regulations for mobile homes and mobile home parks. For mobile homes not in a mobile home park, these include mobile home design standards, requirements for anchoring/tie-downs and skirting, and prohibition of mobile homes from the Flood Hazard District. For mobile home parks these regulations cover: density, road layout, parking, sales area, open space, patios, unit installation, water/sewer, utilities and some aspects of operations and maintenance.	
Nonpoint Source Pollution	L.L. No. 1-1993. Wastewater Management	Establishes guidelines for types and installation of private wastewater treatment systems and provides for inspections of private wastewater systems. Section V establishes "Water Quality Protection Zones" (Zones 1 & 2) for the protection of water, public health and safety. Zone 1 is referred to as the "critical water protection zone" which includes the land within 200 feet of a lake and/or watercourse. Zone 2 includes all other land within the Town. Systems within Zone 1 are to be inspected every 5 years (Section IX). Inspections will also occur at time of property transfer and refinancing (Section X).	
Onsite Wastewater	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Public Service Policies, Policy 5.7.C. Page 56.</i>	<i>"The Town will enhance the routine enforcement of septic systems serving lakefront properties."</i>	
	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	L.L. No. 1-1993. Wastewater Management	Establishes guidelines for types and installation of private wastewater treatment systems and provides for inspections of private wastewater systems. Section V establishes "Water Quality Protection Zones" (Zones 1 & 2) for the protection of water, public health and safety. Zone 1 is referred to as the "critical water protection zone" which includes the land within 200 feet of a lake and/or watercourse. Zone 2 includes all other land within the Town. Systems within Zone 1 are to be inspected every 5 years (Section IX). Inspections will also occur at time of property transfer and refinancing (Section X).	
Open Space Preservation	L.L. No. 2-1980. Zoning Code, Development guidelines for planned development districts. § 7.2(B)	Requires that at least 30% of the gross area of a proposed PDD be devoted to open space and recreation areas.	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.3.B. Page 42.</i>	<i>“The Town will develop a subdivision law . . . which is aimed at preserving . . . open space.”</i>	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.B. Page 35.</i>	<i>“The Town will support private landowners’ efforts to protect natural resources on their properties through the use of Conservation Easements and other available land conservation techniques and programs.”</i>	
Purchase of Development Rights			
Recreation	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.A. Page 35.</i>	<i>“The Town will promote balanced land uses between the protection and preservation of natural resources and the demand for recreational opportunities.”</i>	
Riparian Buffers			
Road Layout & Design	L.L. No. 2-1980. Zoning Code, Mobile Homes. § 4.8. C(2)(d)	Establishes basic design criteria for road layout and design in mobile home parks.	
Road Ditching			
Senior Housing			
Sewer and Water Infrastructure	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Public Service Policies, Policy 5.7.A. Page 56.</i>	<i>“The Town . . . will generally oppose the construction of public water and/or sewer infrastructure within the Town.”</i>	

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Public Service Policies, Policy 5.7.B. Page 56.</i>	<i>"The Town will support the installation of public sewer infrastructure in the Lakefront Residential District."</i>	
Sign Control	L.L. No. 2-1980. Zoning Code, § 4.6. Signs.	Regulates size and appearance of permanent outdoor advertising signs and time limits for temporary signs.	
Sourcewater Protection (or wellhead protection)	L.L. No. 2-1980. Zoning Code, § 7.26. Dundee Wellhead District.	Creates a special overlay district for the area surrounding the wells that supply the majority of the drinking water for the Village of Dundee. Requires a development permit for any excavation, construction or any other development within the DWD.	
Steep Slopes	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.D. Page 37.</i>	<i>"The Town will preserve and protect steep slopes (all slopes 15% or greater) through zoning regulations."</i>	
Streambank Protection and Restoration	L.L. No. 2-1980. Zoning Code, § 4.23. Highway Residential District.	Any new construction within the HRD must be reviewed by Yates County Soil and Water Conservation District personnel regarding the impact of development on the natural drainage course of the area.	
Stormwater Management and Drainage	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.J. Page 41.</i>	<i>"The Town will include stormwater management regulations within its revised Zoning Law."</i>	
Traditional Neighborhood Development			
Transfer of Development Rights			
Transit Supportive Development			

TOWN OF BARRINGTON LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Vegetation Retention	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.F. Page. 39</i>	<i>"The Town will preserve and protect woodlands through zoning regulations."</i>	
Waste Storage			
Watercourses, Permitted Uses of			
Waterfront Development and Management	L.L. No. 2-1980. Zoning Code, § 4.10. Landings, decks, and patios.	Limits size, certain design characteristics, and proximity of landings, decks, and patios to the lakefront of Keuka Lake within the LRD.	
	<i>Draft Comprehensive Plan, Community Vision and Recommendations, Natural Resources and Recreation Policies. Policy 5.2.C. Page 37.</i>	<i>"The Town will protect the Keuka Lake waterfront from development that is inconsistent with the lakefront's current residential character."</i>	
Wells			
Wetlands			

TOWN OF JERUSALEM • YATES COUNTY

LOCAL LAWS REVIEWED:

- Town of Jerusalem Comprehensive Plan, adopted August 2006
- The following excerpts from the Town of Jerusalem Code:
 - Ch. 39, Planning Board (1990)
 - Ch. 79, Driveways (2006)
 - Ch. 87, Flood Damage Prevention (1987)
 - Ch. 93, Highway Specifications (1994), formerly Article XVIII of the Zoning Ordinance
 - Ch. 98, Junkyards (006)
 - Ch. 104, Mobile Homes and Mobile Home Parks (1972)
 - Ch. 107, Noise (1974)
 - Ch. 131, Sewers (1997)
 - Ch. 140, Streets and Sidewalks (1966)
 - Ch. 147, Vessels, Mooring of (1992)
 - Ch. 150, Wastewater Management (1992)
 - Ch. 152, Water (1997)
 - Ch. 160, Zoning, (1974, last amended 1-1-2000)

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Adult Entertainment Uses			
Aesthetic and Scenic Resources	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	“Consider development guidelines that will ensure future development . . . complements the surrounding natural areas and does not conflict with the preservation of the town’s rural character.” “Explore the possibility of creating a purchase-of-development rights program to preserve critical view sheds and natural features, especially along the lake shore an major corridors within the town.”	
	Comprehensive Plan, Policies and Actions, Local Commerce, page 47	“Ensure complementary design of business, commercial and industrial establishments.”	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
	Comprehensive Plane, Policies and Actions, Community Resources page 53	“Enhance the overall appearance of the town by incorporating a consistent theme in landscaping, site design, property development and maintenance.”	
	Comprehensive Plan, Policies and Actions, Parks and Leisure page 56	“Preserve . . . scenic areas for future passive recreational opportunities.”	
	Town Code, Ch. 160. Zoning, § 160-12. Provisions applicable to all districts. Preservation of natural features.	“Existing natural features . . . should be retained. . . . retention of the maximum amount of such features consistent with the use of the property shall be required.”	
Affordable Housing	Comprehensive Plan, Policies and Actions, Residential Living, page 43	“Research and submit applications for grant funding to assist limited or low income residents with housing maintenance, upkeep and improvement.”	
Agricultural Practices			
Alternative Energy			
Brownfields			
Critical Habitat and Species Protection	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	“Review and amend zoning regulations that directly impact the conditions of Keuka Lake, such as impervious cover, riparian buffers, critical environmental areas, cluster development, and docking and mooring regulations.” “Establish an Overlay District that identifies and protects critical natural features of the town.”	
	Comprehensive Plane, Policies and Actions, Residential Living, page 43	“Ensure that residential development in critical environmental areas meet all town, county, and state guidelines governing development on or near natural features . . .”	
Commercial Dog Breeding Operations			
Commercial Wind Energy			

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Docking and Mooring	Chapter 147, Vessels, Mooring of. §147-6. Mooring restricted	No person shall moor any vessel within 1,500 feet of shore unless [compelled by temporary disability or emergency] or such person is the adjacent upland owner who has placed 1 mooring buoy within 100 feet of the shoreline and within the boundaries of his shoreline, and no vessel or part thereof which is secured to such mooring buoy shall at any time extend more than 100 feet from shore or beyond the boundaries of such upland owner's shoreline; and provided, further, that no mooring buoy may be placed in a navigable channel...	
	Keuka Lake Uniform Docking and Mooring Law.	Regulates "lakeshore docks, moorings and other structures in or on the waters of Keuka Lake" including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	"Review and amend zoning regulations that directly impact the conditions of Keuka Lake, such as impervious cover, riparian buffers, critical environmental areas, cluster development, and docking and mooring regulations."	
Driveways	Town Code, Ch. 79, Driveways	The Town Board of the Town of Jerusalem finds that unsupervised installation and repair of driveways on Town roads can cause dangerous and harmful conditions unless adequate provision is made for the carrying off of surface water, for adequate passage of stormwater under the driveway as it crosses the highway ditch, and for adequate sight distance from the driveway to motorists using the highway. This chapter is adopted by the Town Board in order to reduce these problems and thereby enhance the health, welfare and safety of the inhabitants of the Town and all persons using Town roads. Requires written application and approval for construction, among other requirements	
Erosion and Sediment Control	Town Code, Ch 160, Zoning. Article XVIII Road Specifications for Dedicated Highways. §160-84 Highway plan.	Highway plan... (B) A stormwater management, erosion and sedimentation control plan shall be submitted for use before, during and after construction.	
	Comprehensive Plan, Policies and Actions, Residential Living, page 43	"Ensure that residential development . . . meet all town, county, and state guidelines governing development on or near . . . highly erodable soils . . ."	
Farmland Preservation	Yates County, New York Agricultural Development and Farmland Enhancement Plan (2004)	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
	Comprehensive Plan, Policies and Actions, Farmland and Open Space, pages 39-40	<p>“Support agriculture-related businesses and promote their presence and availability throughout the town and surrounding region.”</p> <p>“Preserve contiguous parcels of open space and farmland throughout the town in order to maximize agricultural resources and maintain the rural appearance and function of the community.”</p> <p>“Modify zoning and land use regulations to protect vital farmland and minimize the impact of residential and commercial development.” “Encourage events, activities and enterprises that support the local farming community and continue Jerusalem’s rural tradition.” “Utilize cluster development techniques in and near designated agricultural areas to maximize development potential in a way that preserves contiguous blocks of farmland.”</p>	
	Comprehensive Plan, Policies and Actions, Residential Living, page 43	“Amend zoning map and code to designate key rural and open space parcels for agricultural uses only.”	
	Town Code, Ch. 160. Zoning. §160-17 General description and purpose.	The land in Agricultural-Residential Use Districts (AGR) comprises the major portion of all of the Town of Jerusalem presently in use for agricultural or related uses. Inasmuch as the district contains highly viable forest and farmland and contributes greatly to the natural beauty of the town, agricultural, including forestry uses, are encouraged. Regulations are established to provide for compatibility of these agricultural uses and certain other uses, though agricultural operations are considered to be the highest and best use of the lands within the Agricultural-Residential Use District	
Filling and Grading			
Flag Lots			
Flood Prevention			
Flood Plain Management	Town Code, Ch. 87, Flood Damage Prevention	Delineates two separate flood overlay districts, Floodway Zone (FW1) and Flood Fringe Over Zone (FFO). Each zone has special restrictions “to protect the health, safety and welfare of the inhabitants of the Town of Jerusalem from hazards due to periodic flooding.” Furthermore, base flood elevation is established (§160-39.E(3)) “Residential structures shall have the lowest habitable floor elevated to at least one foot above the one-hundred year flood or seven hundred twenty two feet above sea level, whichever is higher.”)	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
	Town Code, Ch. 160. Zoning, Article IX. Flood Hazard Areas	Chapter applies to all areas of special flood hazards within the jurisdiction of the Town of Jerusalem; adopted in response to revisions to the National Flood Insurance Program. Any construction or development requires within areas of special flood hazard, as shown on the Flood Insurance Rate Map, a floodplain development permit. Certain design requirements regarding utilities, anchoring, construction materials/methods, and drainage must be met as conditions for permit approval. The Zoning Officer is appointed local flood plain administrator. This administrator is in charge of reviewing all floodplain development permits for development to be undertaken in areas of special flood hazard within the town.	
Forest Management			
Green Infrastructure	Comprehensive Plan, Policies and Actions, Parks and Leisure, page 56	"Develop trails and linkages that interconnect park facilities, waterfront and existing trail systems both in town and in the neighboring municipalities."	
Growth Management	Comprehensive Plan, Policies and Actions, Farmland and Open Space page 39	"Utilize cluster development techniques in and near designated agricultural areas to maximize development potential in a way that preserves contiguous blocks of farmland."	
	Comprehensive Plan, Policies and Actions, Residential Living, page 43	"Minimize land consumption by utilizing an alternative land use and development technique." "Promote residential development at densities consistent with existing and future infrastructure in an effort to support principals of managed development."	
	Town Code, Ch. 160. Zoning, § 160-31. Residential-Public Sewers (R2) Use District.	Creates a zoning district ". . . to provide for the development of residential neighborhoods served by public water and sewage facilities . . ." at higher densities. Permitted, accessory, and special permit uses are listed in this section.	
Harbor Management			
Historic Preservation	Comprehensive Plan, Policies and Actions, Residential Living, pages 43-44	"Inventory all historic buildings and structures within the town . . ." "Determine whether any areas of the town would qualify as an historic district . . ."	
	Comprehensive Plan, Policies and Actions, Community Resources, page 53	"Preserve and promote the town's historic and cultural assets." "Increase residents' and visitors' awareness of the town's cultural and historic attractions and assets."	
Impervious Surfaces	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	"Review and amend zoning regulations that directly impact the conditions of Keuka Lake, such as impervious cover . . ."	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
	Town Code, Ch. 160. Zoning, § 160-16. Off-street parking.	Creates minimum off-street parking requirements including size and number of spaces based on use as listed in the Off-Street Parking Schedule.	Note: these sections should not be construed as a Best Management Practices. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Moorings Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
	Comprehensive Plan, Policies and Actions, Natural Resources, page 36	“Improve communication and cooperation with neighboring Keuka Lake communities”	
	Comprehensive Plan, Policies and Actions, Farmland and Open Space, page 40	“Work with neighboring communities to identify opportunities for collaborative (farmland and open space) preservation endeavors.”	
	Comprehensive Plan, Policies and Actions, Community Resources, page 54	“Attend local and regional conferences to establish relationships with other communities and develop opportunities for regional collaborations.”	
Junkyards	Town Code, Ch. 98. Junkyards § 98-1. Legislative intent	“A clean, wholesome, attractive environment is declared to be of importance to the health and safety of the inhabitants and to the safeguarding of their material rights against unwarrantable invasion, and in addition, such an environment is deemed essential to the maintenance and continued development of the economy of the Town...” Law stipulates licensure requirements for junkyards, aesthetic considerations, and screening of property.	
Lake Access	Comprehensive Plan, Policies and Actions, Parks and Leisure, page 56	“Increase public access to Keuka Lake for passive recreational activities . . .”	
Mining	Town Code, Ch. 160. Zoning, § 160-23. Excavation operations.	Establishes guidelines for excavation operations under a special use permit in the AGR District.	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Mobile Homes & Mobile Home Parks	Town Code, Ch. 104. Mobile Homes and Mobile Home Parks	Establishes procedures for obtaining mobile home park license, physical requirements of such parks, inspections, and mobile homes outside of established mobile home parks.	
Nonpoint Source Pollution	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	“Update the zoning regulations to ensure adequate storm water management provisions are included to reduce flooding potential and minimize the negative impacts of run-off.”	
	Chapter 150, Wastewater Management	Establishes two water quality protection zones: Zone 1 includes the land within 200 feet of a lake and/or watercourse. Zone 2 includes all other lands within the town. Establishes regulations for inspections of private systems (every 3-5 years in Zone 1 and at time of property transfer/refinancing); construction specifications and penalties for violations.	
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	Chapter 150, Wastewater Management	Establishes two water quality protection zones: Zone 1 includes the land within 200 feet of a lake and/or watercourse. Zone 2 includes all other lands within the town. Establishes regulations for inspections of private systems (every 3-5 years in Zone 1 and at time of property transfer/refinancing); construction specifications and penalties for violations.	
Open Space Preservation	Comprehensive Plan, Policies and Actions, Farmland and Open Space page 39	“Preserve contiguous parcels of open space and farmland throughout the town in order to maximize agricultural resources and maintain the rural appearance and function of the community.”	
	Comprehensive Plan, Policies and Actions, Residential Living, page 43	Create zoning provisions “to provide developers with incentives to preserve open space areas in future housing development.”	
	Comprehensive Plan, Policies and Actions, Parks and Leisure, page 56	“Preserve open space . . . for future passive recreational opportunities.”	
Purchase of Development Rights	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	“Develop town conservation easement laws” “Explore the possibility of creating a purchase-of-development rights program to preserve critical view sheds and natural features, especially along the lake shore an major corridors within the town.”	
	Comprehensive Plan, Policies and Actions, Residential Living, page 43	Promote conservation easements to local residents and landowners.	
Recreation	Comprehensive Plan, Policies and Actions, Parks and Leisure, page 56-57	“Preserve open space and scenic areas for future passive recreational opportunities.” “Develop trails and linkages that interconnect park facilities, waterfront and existing trail systems both in town and in the neighboring municipalities.” “Expand recreational facilities and programming to ensure that they meet the community’s need and are available to all persons.”	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
	Town Code, Ch. 160. Zoning, § 160-22. Campgrounds.	Establishes regulations governing campgrounds in the AGR District.	This should not be construed as a Best Management Practice; regulation stipulates basic requirements for campgrounds.
Riparian Buffers	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	“Review and amend zoning regulations that directly impact the conditions of Keuka Lake, such as impervious cover, riparian buffers, critical environmental areas, cluster development, and docking and mooring regulations.”	
Road Layout & Design	Town Code, Ch. 93. Highway Specifications, § 93	The purpose of this chapter is to regulate the laying out and construction of highways prior to their dedication to the Town of Jerusalem as public highways.	
	Town Code, Ch 140, Streets and Sidewalks	Regulates access to public streets and roadways within the town. Requires permit for work; includes stipulations for permission and oversight by Town officials.	
	Town Code, Ch 160, Zoning. Article XVIII Road Specifications for Dedicated Highways.	The purpose of this Article is to regulate the laying out and construction of highways prior to their dedication to the Town of Jerusalem as public highways...	
Road Ditching	Town Code, Ch. 93. Highway Specifications, § 93-11. Drainage.	Establishes drainage requirements, including ditches, for public highways within the town.	
Senior Housing	Comprehensive Plan, Policies and Actions, Residential Living page 44	“Identify areas within the town where future senior housing or assisted living facilities could be located . . .”	
Sewer and Water Infrastructure	Comprehensive Plan, Policies and Actions, Local Commerce, page 47	“Consider development potential when determining future extensions of public water and sewer districts.”	
	Town Code, Ch. 131. Sewers, § 131-4 Discharge of sewage into natural outlets.	Requires buildings to connect to the public sewer system; regulated discharges to natural outlets within the Keuka Park Sewer District; establishes technical guidelines for new connections; allows for inspections by an agent of the town.	
	Town Code, Ch. 152, Water	Establishes basic guidelines for use and extensions within the Keuka Park Water District.	
	Town Code, Ch. 160. Zoning, § 160-53. Central sewer and water facilities.	Requires any large-scale multiple dwelling residential development to be served with central water and sewer facilities.	
Sign Control	Town Code, Ch. 160. Zoning, § 160-14 Signs.	Regulates appearance, size and types of outdoor signs.	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Sourcewater Protection (or wellhead protection)			
Steep Slopes	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	"Create regulations to guide development in steep slope areas."	
	Comprehensive Plan, Policies and Actions, Residential Living, Page 43	"Ensure that residential development . . . meet all town, county, and state guidelines governing development on or near . . . steep slopes . . ."	
Streambank Protection and Restoration	Comprehensive Plan, Policies and Actions, Residential Living, Page 43	"Ensure that residential development . . . meet all town, county, and state guidelines governing development on or near . . . streams . . ."	
Stormwater Management and Drainage	Town Code, Ch 160, Zoning. Article XVIII Road Specifications for Dedicated Highways. §160-91 Drainage..	Proper drainage shall be installed where required...In cases where access to a live stream or well-established natural drainage ditch is required, easements or rights-of-way leading thereto shall be secured and conveyed to the Town as below set forth.	
	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	"Update the zoning regulations to ensure adequate storm water management provisions are included to reduce flooding potential and minimize the negative impacts of run-off."	
Traditional Neighborhood Development	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	"Review and amend zoning regulations that directly impact the conditions of Keuka Lake, such as . . . cluster development . . ." "Develop and enact the Subdivision Law."	
	Comprehensive Plan, Policies and Actions, Residential Living, page 44	"Develop site plan and subdivision regulations that will improve the quality and appearance of future residential development." "Encourage and promote expanded residential development in the mixed use areas, ensuring high quality, well-scaled designs."	
Transfer of Development Rights			
Transit Supportive Development	Comprehensive Plan, Policies and Actions, Residential Living, page 44	"Utilize traffic calming techniques to slow traffic through predominantly residential areas." "Complete a pedestrian connectivity and safety plan . . ."	
Vegetation Retention	Town Code, Ch. 160. Zoning, Provisions applicable to all districts. § 160-12. Preservation of natural features.	"Existing natural features . . . should be retained. . . . retention of the maximum amount of such features consistent with the use of the property shall be required."	

TOWN OF JERUSALEM LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
	Town Code, Ch. 160. Zoning, § 160-93. Existing vegetation.	For telecommunication towers, “Existing on-site vegetation shall be preserved to the maximum extent possible.”	
Waste Storage			
Watercourses, Permitted Uses of	Town Code, Ch. 131. Sewers. Article II Use of Public Sewers Required. §131-4	It shall be unlawful to discharge to any natural outlet within the Keuka Park Sewer District, extension thereto or in any area under the jurisdiction of said district any sewage or other polluted waters, except where suitable treatment has been provided in accordance with subsequent provisions of this chapter.	
	Comprehensive Plan, Policies and Actions, Natural Resources, page 35	“Work with local volunteer groups and schools to create a stream watch program to help protect the town’s waterways.”	
Waterfront Development and Management	Comprehensive Plan, Policies and Actions, Residential Living, page 43	“Limit waterfront development in areas that pose a serious environmental or physical threat through land use regulations and site plan review.” “Ensure that residential development . . . meet all town, county, and state guidelines governing development on or near . . . lakefront areas.”	
	Town Code, Ch. 160. Zoning, Article VI. Residential-Lakeshore Area (R1) District	“This district was created to encourage the preservation of scenic and natural resources of both land and water . . .” Permitted, accessory, and special permit uses are listed in this section.	
Wells			
Wetlands			

TOWN OF MILO • YATES COUNTY

LOCAL LAWS REVIEWED:

- Code of the Town of Milo, New York, v13. Updated: 09-15-2007
 - Includes Subdivision (Ch. 120) and Zoning (Ch. 140) among others (see Appendix D for full list)
- Comprehensive Plan for the Town of Milo. April 1971

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Adult Entertainment Uses			
Aesthetic and Scenic Resources	Comprehensive Plan, Planning Policy Chart, Land Use Plan, Agriculture/Conservation, page 8.	"Retain the rural character of the town and the scenic beauty of the farmlands and . . . prevent proliferating scattered roadside development."	
	Town Code, Ch 120 Subdivision of Land. §120-17 (E) Preservation of Natural Features	(3) Where a subdivision is traversed by a natural lake, pond, or stream, the boundaries or alignment of said watercourse shall be preserved unless, in the opinion of the Planning Board, a change or realignment will enhance the development and beauty of the subdivision or the utilization of such features by the future residents of the subdivision. All proposed changes shall be in accordance with the NYS Stream Conservation Law or successor law and/or regulations in effect at the time of the approval of the final subdivision plat.	
	Town Code, Ch 120 Subdivision of Land. §120-17 (E) Preservation of Natural Features	(4) Unique physical features, such as historic landmarks sites, rock outcroppings, hilltop lookouts, desirable natural contours, and similar features, shall be preserved if possible.	
	Town Code, Ch. 140. Zoning, § 140-22. General landscaping regulations.	Establishes rules pertaining to fencing and other vision obstructions; any unenclosed permitted use shall be obscured from view from abutting R and RR Districts and from the public right-of-way.	
Affordable Housing			

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Agricultural Practices	Town Code, Ch 85, Farming.	Recognizes farming as an essential enterprise and important industry. States that agricultural practices should not be considered to be a nuisance if they are conducted: in a manner which is not negligent or reckless; in conformity with generally accepted and sound ag. practices; in conformity with local, state, and federal laws; and conducted in a manner which does not reasonably obstruct the free passage or use of navigable waters or public roadways. Creates an Agricultural Advisory Committee to: discuss issues pertaining to farming; report annually to the Town Board; advise the Town Board in relation to the agricultural district; review developments that may affect Town ag. zoning districts; tend to Dispute Resolutions by committee.	
Alternative Energy			
Brownfields			
Critical Habitat and Species Protection			
Commercial Dog Breeding Operations	<i>See notes re: Chapter 59, Animals</i>		Chapter 59, Animals, includes extensive language on kennels and dog control; this does not conform to the parameters of the issue 'commercial dog breeding operations' however.
Commercial Wind Energy			
Docking and Mooring	Keuka Lake Uniform Docking and Mooring Law (included as Chapter 83, Docking and Mooring).	Regulates "lakeshore docks, moorings and other structures in or on the waters of Keuka Lake" including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
Driveways	Town Code, Ch 140, Zoning. Article VI, Supplementary Regulations Governing Certain Uses, § 140-29.1. Private Roads	Establishes construction standards and approval process for the construction of private roads.	
Erosion and Sediment Control	Town Code, Ch. 66, Building Construction and Fire Prevention, Article II, Steep Slope Construction, §66-9. Compliance with erosion control methods	That the Town of Milo will require all applicants who file for building permits on properties containing slopes in excess of 10% to comply with erosion control methods as set forth in the following publications: (A) New York State Dept. of Transportation, Standards Spec's (latest ed.) and (B) Model Grading and Sediment Control Ordinance, with Procedure to Estimate Soil Loss Resulting from Water Erosion and Conservation Practice Standards and Spec's for Urban Area.	

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Town Code, Ch 120 Subdivision of Land. §120-17 (E) Preservation of Natural Features	(1) Topsoil shall be removed and stockpiled during construction from all areas where soil is to be either cut or filled. Said stockpile is to be seeded if it is not reused as specified herein within 14 days. After construction, all areas not built or paved upon shall be covered with topsoil applied to a depth of not less than six inches. All said covered areas shall be established by seeding or planting. At no time shall topsoil be removed from the subdivision without written permission from the Planning Board.	
Farmland Preservation	Town Code, Ch. 140. Zoning, § 140-10. AC Agricultural Conservation District.	Creates a zoning district to “reserve land for agriculture purposes by inhibiting urban growth and development; to conserve the scenic beauty of the town.”	
	Yates County, New York Agricultural Development and Farmland Enhancement Plan (2004)	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
	Comprehensive Plan, Summary Narrative, Land Use Policies, Agriculture, page 2.	“Some of the upper slopes overlooking Seneca and Keuka Lakes should be conserved because of the combination of factors making these areas suitable for the growing of grapes. Agriculture in other areas of the . . . should be encouraged and conserved through the use of development controls.	
	Comprehensive Plan, Planning Policy Chart, Land Use Plan, Agriculture/Conservation, page 8.	“Preserve good agricultural areas in the town and insure that farming . . . will not be disrupted by ill-planned development.”	
Filling and Grading	Town Code, Ch. 90 Flood Damage Prevention, § 90-2. Purpose.	One of the stated purposes of this law is to “control filling, grading, dredging and other development that may increase erosion or flood damage.” However, no specific mention of filling, grading, or dredging exists in this chapter.	
Flag Lots	Town Code, Ch. 140. Zoning, 140-23. Resort Residential lake frontage	(A) Rights-of-way and/or easements. No person...shall deed, grant, sell, give, permit or lease a right-of-way or an easement to the lakeshore...of less than 100 feet minimum width for each dwelling unit served. The minimum required area for a dwelling unit in an RR District shall not include the area of any right-of-way or easement deeded, granted, sold, permitted, conveyed, given or leased. (B) Multiple-dwelling development or planned subdivision. Any multiple-dwelling development or planned subdivision with RR District lakeshore land used as a common recreation area shall have a minimum of 50 feet of lot width for each dwelling unit served.	
Flood Prevention	Town Code, Ch 120 Subdivision of Land. §120-17 (F) Floodplain.	If any portion of the land within the subdivision is subject to inundation or flood, as shown on the US Department of Housing and Urban Development Flood Insurance Rates map, such fact and portion shall be clearly indicated on the preliminary plat and the prominent note on each sheet of such map whereon any such portion shall be shown.	

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Flood Plain Management	Town Code, Ch. 90. Flood Damage Prevention	This chapter is adopted in response to revisions to the National Flood Insurance Program. Any construction or development requires within areas of special flood hazard, as shown on the Flood Insurance Rate Map, a floodplain development permit. Certain design requirements regarding utilities, anchoring, construction materials/methods, and drainage must be met as conditions for permit approval. The Code Enforcement Officer is appointed local flood plain administrator. This administrator is in charge of reviewing all floodplain development permits for development to be undertaken in areas of special flood hazard within the town.	
Forest Management			
Green Infrastructure			
Growth Management	Town Code, Ch. 140. Zoning, § 140-28.Planned Unit Developments.	(1) The purpose of planned unit development regulations is to encourage flexibility in the design and development of land in order to promote its most appropriate use; to facilitate the adequate and economical provision of streets, utilities and public spaces; and to preserve the natural and scenic qualities of open space. (2) The procedure is intended to permit diversification in the location of structures and improve circulation facilities and other site qualities while ensuring adequate standards relating to public health, safety and welfare and convenience both in the use and occupancy of buildings and facilities in planned groups.	
	Comprehensive Plan, Planning Policy Chart, Land Use Plan, Residential, page 5.	““Provide for a variety of housing types in the community,” “Include a ‘planned unit development’ provision in the zoning ordinance,”	
	Comprehensive Plan, Planning Policy Chart, Land Use Plan, Commercial, page 6.	“Encourage consolidation of highway oriented uses into and appropriate and prominent location;” “Designate a main highway commercial center;” “Encourage development of a special area to serve the seasonal needs of tourists and vacationers as well as the general traveling public.”	
Harbor Management			
Historic Preservation	Town Code, Ch 120 Subdivision of Land. §120-17 (E) Preservation of Natural Features	(4) Unique physical features, such as historic landmarks sites, rock outcroppings, hilltop lookouts, desirable natural contours, and similar features, shall be preserved if possible.	

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Impervious Surfaces	Town Code, Ch. 140. Zoning, § 104-29. Off-street parking.	Enumerates dimensional standards and minimum quantity requirements for parking spaces based on use.	Note: these sections should not be construed as a Best Management Practices. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Docking and Mooring Law.	Cooperative agreement with all Villages and Towns surrounding Keuka Lake that regulates “lakeshore docks, moorings and other structures in or on the waters of Keuka Lake.”	
Junkyards	Town Code, Ch. 98, Junkyards.	Establishes licensure for the operation or establishment of a junkyard within the town. Requires public hearing on the application. Junkyards must conform to established aesthetic regulations.	
	Town Code, Ch 130, Vehicles, Outdoor Storage of. §130-2 Purpose.	The outdoor storage of unlicensed/unregistered and junked motor vehicles on privately owned property or within a public right-of-way within the Town of Milo is detrimental to the health, safety and general welfare of the community. The same also constitutes an attractive nuisance to children and in many ways imperils their safety. Such storage also endangers the person and property of members of the community, since fuel tanks still containing gasoline fumes may easily explode. Such storage is unsightly and depreciates all property values...	
	Town Code, Ch. 140. Zoning, Miscellaneous uses. § 140-31(E) Outdoor storage areas, including junkyards and automobile wrecking.	“Such uses shall not be located within 300 feet for the nearest R District and the operation thereof shall be governed by the regulations contained in Chapter 98, Junkyards.	
Lake Access	Comprehensive Plan, Summary Narrative, Land Use Policies, Residential, page 1.	“The lakeshore area should have improved access roads and the placing of lakeshore public use areas are important goals.”	
Mining	Town Code, Ch. 140. Zoning, Miscellaneous uses. § 140-31(A) Extraction of stone, sand and gravel.	Limits extractive operation to more than 300 feet to the adjacent property unless the adjacent property owners are in signed agreement. Additional a plan for restoration and possible future uses shall be included shall be filed with the Planning Board. Upon approval, the Zoning Board of Appeals shall issue a use permit for a period of two years.	
Mobile Homes & Mobile Home Parks	Town Code, Ch 140 Zoning, Article VII Mobile Homes. §140-33	Sets forth basic standards and specifications for mobile home parks.	

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Nonpoint Source Pollution	Town Code, Ch. 134. Wastewater Management	Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes two water quality protection zones: Zone 1 or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone 2. Systems in Zone 1 are required to have an inspection every three to five years.	
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	Town Code, Ch. 134. Wastewater Management	Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes two water quality protection zones: Zone 1 or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone 2. Systems in Zone 1 are required to have an inspection every three to five years.	
	Comprehensive Plan, Planning Policy Chart, Commercial Facilities Plan, Utilities and Refuse Disposal, page 9.	"Prevent future pollution of Seneca and Keuka Lakes and also prevent surfacing of sewage effluence into roadside ditches."	
Open Space Preservation	Comprehensive Plan, Planning Policy Chart, Land Use Plan, Agricultural/Conservation, page 8.	"Convert uneconomic agricultural land such as marshy areas and steep slopes, to suitable alternatives" such as open space preservation.	
Purchase of Development Rights			
Recreation	Town Code, Ch. 120. Subdivision of Land, Article IV, development Standards for Subdivisions, § 120-17. Design Standards (I) Parks, Playgrounds or Open Space.	(1) Land shall be preserved for park, playground, open space, or other recreational purposes in locations designated on the Comprehensive Plan, Town Master Plan, or elsewhere where the Planning Board deems that such reservations would be appropriate. Each reservation shall be of an area equal to 30% of the total land within the subdivision... (2) Where a subdivision is too small to establish an adequate recreation site; where the land in a subdivision is unsuitable in character; or where the Town Comp. Plan or good planning judgment would not locate a recreation area, the applicant will be required to provide a cash equivalent to be determined by the Town Board...	
	Town Code, Ch. 140. Zoning, § 140-36. Campsites.	Enumerates requirements for privately owned campsites regarding drainage, improvements, garbage, recordkeeping, and inspections.	

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Comprehensive Plan, Summary Narrative, Community Facilities Policies, page 2.	“The Keuka Lake Outlet should be designated for recreational use. It should be set aside for conservation and recreational uses with the possibility of future, development for picnicking, camping, and other attractions.”	
Riparian Buffers			
Road Layout & Design	Town Code, Chapter 114, Streets and Sidewalks	Intended to manage the development and construction of new road and sidewalk facilities within the town. Sets design and construction specifications for facilities.	
	Town Code, Ch. 120. Subdivision of Land, § 120-17. Design Standards.	States required design standards for subdivisions with regard to street layout. These standards include: curvilinear street pattern design; design to allow access to adjacent properties; other considerations pertaining to transportation safety and access management.	
	Comprehensive Plan, Summary Narrative, Thoroughfare Policies, page 2.	“In order that . . . land use objectives can be achieved, a network of modern thoroughfares is necessary throughout the area. Route 14, 14A, and 54 should be maintained as important arteries in this area, in order to constantly serve a countywide and regionwide function. County Roads 604, 605, and 904 should be maintained as the main links to the major arteries and to the rest of the township.”	
Road Ditching			
Senior Housing			
Sewer and Water Infrastructure	Town Code, Ch 136, Water	Establishes use regulations for the Milo Water District No. 1 and extensions.	
	Town Code, Ch 110, Sewers	Establishes use regulations for the Milo Sewer District. Connection to the system is mandatory. Sets regulations for managing discharges to the system and system maintenance.	
	Comprehensive Plan, Summary Narrative, Community Facilities Policies, page 2	“Utility services should provide for an adequate level of services for present development and should be programmed, also, to serve future land use.”	
Sign Control	Town Code, Ch 140, Zoning. Article VI, Supplementary Regulations Governing Certain Uses, § 140-31. Miscellaneous Uses. C. Signs	Signs may be erected and maintained only when in compliance with the following provisions: (10 Prohibited signs. The following signs are prohibited: (a) signs which are structurally unsafe or in disrepair. (b) signs located in such a manner as to obscure, obstruct or otherwise interfere with the effectiveness of any official traffic sign, signal or device. Law further delineates acceptable sign design and placement	

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Sourcewater Protection (or wellhead protection)			
Steep Slopes	Town Code, Ch. 66, Building Construction and Fire Prevention, Article II, Steep Slope Construction, §66-8. Provisions for sloped land	Future construction on parcels of land within the Town of Milo having slopes in excess of 15% will include measures to mitigate potential environmental impacts resulting from said construction.	
Streambank Protection and Restoration	Town Code, Ch 120 Subdivision of Land, § 120-17 (E) Preservation of Natural Features	(3) Where a subdivision is traversed by a natural lake, pond, or stream, the boundaries or alignment of said watercourse shall be preserved unless, in the opinion of the Planning Board, a change or realignment will enhance the development and beauty of the subdivision or the utilization of such features by the future residents of the subdivision. All proposed changes shall be in accordance with the NYS Stream Conservation Law or successor law and/or regulations in effect at the time of the approval of the final subdivision plat.	
Stormwater Management and Drainage	Town Code, Ch. 120. Subdivision of Land, § 120-17. Design Standards. (C) Easements	Easements shall be provided for all natural drainageways...All easements shall be plotted on the preliminary plat and final subdivision plat. A clause shall be inserted in the deed of each lot affected by an easement indicating that the easement exists and its purpose. Except as further required in this section, easements shall have a minimum width of 20 feet. Where a subdivision is traversed by a drainageway, channel, or stream, a drainage way easement conforming substantially with the lines of such watercourse shall be provided. The easement shall be a minimum of 20 feet wide or such width as will be adequate to preserve natural drainage and provide sufficient width for maintenance...	
	Town Code, Ch 120 Subdivision of Land, Article V, Improvements §120-18 Improvements Required	(b) Storm drains, culverts, catch basins, and other drainage structures. Shall be installed in accordance with the standards and specifications on file in the Town of Mile Code Enforcement Office and in accord with the final map approved by the Planning Board.	
Traditional Neighborhood Development	Town Code, Ch. 140. Zoning, § 140-28.Planned Unit Developments.	(1) The purpose of planned unit development regulations is to encourage flexibility in the design and development of land in order to promote its most appropriate use; to facilitate the adequate and economical provision of streets, utilities and public spaces; and to preserve the natural and scenic qualities of open space. (2) The procedure is intended to permit diversification in the location of structures and improve circulation facilities and other site qualities while ensuring adequate standards relating to public health, safety and welfare and convenience both in the use and occupancy of buildings and facilities in planned groups.	
	Comprehensive Plan, Summary Narrative, Land Use Policies, Residential, page 1.	"Residential development should be channeled into" the areas South an East of the Village of Penn Yan. "The residential areas should be clustered in logical sub-neighborhood units separated and served by open green areas."	
Transfer of Development Rights			

TOWN OF MILO LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Transit Supportive Development			
Vegetation Retention	Comprehensive Plan, Summary Narrative, Land Use Policies, Agriculture, page 2.	“... the conservation of woodlands should be encouraged and conserved through the use of development controls.	
	Town Code, Ch 120 Subdivision of Land. §120-17 (E) Preservation of Natural Features	(2) To the fullest extent possible, all existing trees and shrubbery shall be conserved by the subdivider. Special consideration shall be given to the arrangement and ultimate improvement or development of the lots to this end. Precautions shall also be taken to protect existing trees and shrubbery during the process of grading the lots and roads. No tree with a circumference of 25 inches or more as measured three feet above the base of the trunk shall be removed unless such tree is within the right-of-way of a street or in a construction area as shown on the final subdivision plat...	
Waste Storage	Comprehensive Plan, Planning Policy Chart, Commercial Facilities Plan, Utilities and Refuse Disposal, page 9.	“Correct the nuisances of the present town dump, particularly pollution of Seneca and Keuka Lakes, and provide sufficient capacity for future waste disposal requirements.”	
Watercourses, Permitted Uses of			
Waterfront Development and Management	Comprehensive Plan, Summary Narrative, Land Use Policies, Residential, page 1.	“Development controls (around the lakeshore) are needed to insure a good standard of development.”	
	Comprehensive Plan, Planning Policy Chart, Land Use Plan, Residential, page 6.	“Encourage concentrated housing development along the east side of Route 54 on Keuka Lake.”	
	Town Code, Ch. 140. Zoning, § 140-14. RR Resort Residential District.	Creates zoning “districts best suited for resort and residential development because of access, location, existing uses and facilities and natural features.” Principal and special uses are listed in this section.	
	Town Code, Ch. 140. Zoning, § 140-23. Resort Residential lake frontage	Limits any right-of-way to the lakeshore to at least 100 feet in width for each dwelling served and any common recreation area for a multiple-dwelling development or planned subdivision to at least 50 feet in width for each dwelling unit served.	
Wells			
Wetlands			

TOWN OF PULTENEY • STEUBEN COUNTY

LOCAL LAWS REVIEWED:

- Local Law No. 1 of the year 2003. A local law amending Local Law No. 1 of the Year 1996 entitled “Land Use and Zoning Regulations.”
- Local law No. 2 of the year 1996. A local law to amend Local Law No. 2 of 1991 entitled “Town of Pulteney Subdivision Regulations.”
- L.L. No. 1-1992, Town of Pulteney Watershed Law (repealed by L.L. No. 7-1992)
- L.L. No. 3-1992, Amending Dog Control Law (L.L. No. 1-1979)
- L.L. No. 4-1992, Governing the Mooring of Vessels within 500 feet from shore
- L.L. No. 6-1992, Wastewater Management
- L.L. No. 2-1993, “Right to Farm”
- L.L. No. 3-1993, Dump and Disposal Law
- L.L. No. 1-2006, Highway Construction and Dedication
- L.L. No. 3-2006, Amend L.L. No. 3-1992 – Dealing with Enforcement Procedure and Penalties of Dog Law
- L.L. No. 4-2006, Providing for the Administration and Enforcement of the NYS Uniform Fire Prevention and Building Code
- L.L. No. 5-2006, Limiting the Public Use of Certain Areas
- L.L. No. 1-2007, Outdoor Woodburning Furnace Moratorium
- L.L. No. 6-2006, Keuka Lake Uniform Docking and Mooring Law

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Adult Entertainment Uses			
Aesthetic and Scenic Resources	L.L. No. 1-2003, Land Use and Zoning Regulations, Article IV, District Regulations, § 410.A. District #1.	Creates a zoning district intended to “encourage the preservation of natural resources, scenic and recreational values, and wildlife resources.”	

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	L.L. No. 1-2003, Land Use and Zoning Regulations, Article IV, District Regulations, § 718: Planning Board A. Special Permits – Site Plan Review.	2. Before any permit shall be issued for a special use, a site plan for said use shall have been reviewed and approved by the Planning Boards. In conducting such review the Planning Boards shall require that all provisions of these Regulations are complied with and that satisfactory provision has been made for: (g) Adequate yards and open space; (i) harmony of proposed structures, activities and uses with the intended character of the area with due regard for potential problems of noise, vibration, odor, traffic congestion, air pollution, drainage, aesthetics and other environmental effects; and (j) Potential damage or loss of natural, scenic, or historic features of importance	
Affordable Housing			
Agricultural Practices	L.L. No 2-1993. Right to Farm	General purpose and intent of the law is to maintain and preserve the rural tradition and character of the Town, to permit the continuation of agricultural practices, to protect the existence and operation of farms, and to encourage the initiation and expansion of farms and agricultural businesses.	
	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, §509. Animals and Poultry.	In District #1, #2 and #4, no housing of poultry or livestock, no placement of feeding equipment or structures therefore and no outdoor storage of odor or dust producing materials shall be permitted within 200 feet of a lot line or 300 feet of an existing dwelling on an adjoining lot.	
Alternative Energy			
Brownfields			
Critical Habitat and Species Protection	L.L. No. 1-2003 Land Use and Zoning Regulations Article IV, District Regulations, § 410.A. District #1.	Creates a zoning district intended to “encourage the preservation of natural resources, scenic and recreational values, and wildlife resources.”	
	L.L. No. 2-1996 Subdivision Regulations, Article IV. General Requirements and Design Standards, Parks, Open Space, and Natural Features. § 7.F. Preservation of Natural Features.	Wherever possible, all natural features that add value to residential developments and community shall be preserved, “such as large trees or groves, watercourses or falls, beaches, historic spots, vistas, and similar irreplaceable assets.”	

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Commercial Dog Breeding Operations	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, §509. Animals and Poultry.	In District #1, #2 and #4, no housing of poultry or <i>livestock</i> , no placement of feeding equipment or structures therefore and no outdoor storage of odor or dust producing materials shall be permitted within 200 feet of a lot line or 300 feet of an existing dwelling on an adjoining lot.	Note: it is assumed that this local law could potentially apply to commercial dog breeding operations IF dog breeding operations fall within Ag&Mkts jurisdiction
Commercial Wind Energy			
Docking and Mooring	LL No 4-1992 Governing the Mooring of Vessels within 500 feet from shore	"...in order to protect and secure navigation, bathing, fishing, and other recreational uses, and the natural beauty and healthful, safe, full and proper enjoyment of the waters bounding the Town of Pulteney by the inhabitants of the Town and the community, to secure safety from flood, fire, explosions and other dangers, to protect the inhabitants of the Town from unreasonable odors, smoke ,vapors, gas, dust, noise and vibrations, to promote and protect the good order, peace, health, safety, morals, and general welfare of the inhabitants of the Town and the community to protect and secure the property of the same, the Town does hereby enact [this law]. Regulates anchoring and mooring of vessels within 500 feet of shore.	
	L.L. No. 1-2003 Land Use and Zoning Regulations, Article IV, District Regulations, District #1. § 410.A.1.e. Lake Access.	"No dock, mooring, boat slip . . . shall be constructed or erected on or intend to serve any lot measuring less than fifty feet at the low water mark or Keuka Lake." Any structure beyond the mean high water line shall not exceed fifteen feet in height. "Any boathouse/boat hoist erected on a dock beyond the mean high water line must remain open sided."	
	L.L. No. 6-2006 Keuka Lake Uniform Docking and Mooring Law.	Regulates "lakeshore docks, moorings and other structures in or on the waters of Keuka Lake" including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
Driveways	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, §505. Highway Access.	Regulates driveways' sight distance; provides separate regulations for residential and commercial driveways including: driveway pipes, size, angle of entry, grades and number. Driveways on state highways shall be subject to regulations of NYS DOT and driveways on county highways shall be subject to the regulations of the Steuben County DPW.	
Erosion and Sediment Control			
Farmland Preservation	Steuben County, New York Agricultural Expansion and Development Plan	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
	L.L. No. 1-2003 Land Use and Zoning Regulations, Article IV, District Regulations, § 410.C. District #3.	Creates a zoning district intended to "preserve agriculture lands" and "encourage agricultural uses." Permitted, accessory, and special permit uses are listed under this section.	

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Filling and Grading			
Flag Lots	L.L. No. 1-2003 Land Use and Zoning Regulations Article IV, District Regulations, § 410.E. Keuka Lake Access.	(ii) No easement, right of way, right of access or right of use of property adjacent to Keuka Lake shall be granted to more than one person nor be allowed to serve more than a single dwelling except for the purpose of drawing water. Each lakeside lot shall be limited to one easement, right-of-way, right of access or right of use. Such easement or right shall be personal to the grantee and shall not run with either the grantee or grantor's land.	
Flood Prevention	L.L. No. 2-1996 Subdivision Regulations, Article IV. General Requirements and Design Standards, Drainage Improvements. § 6.D. Land Subject to Flooding.	Land subject to flooding shall not be platted for residential occupancy nor any other use that may endanger health, life or property, or aggravate the flood hazard.	
Flood Plain Management			
Forest Management			
Green Infrastructure			
Growth Management	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, § 514. Residential Cluster Development.	Allows exemptions to the density schedule provided that the overall number of dwellings does not exceed the number which could be permitted under the normal minimum lot sizes.	
Harbor Management			
Historic Preservation			
Impervious Surfaces	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, § 519. Parking and Storage Space.	Sets minimum dimensions for parking spaces.	Note: these sections should not be construed as Best Management Practices. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, § 520. Off-street Parking Schedule	Creates minimum number of off-street parking spaces dependent on use.	
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Mooring Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
Junkyards	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, § 502. Parking and Storage of Unlicensed Automobiles.	“Where permitted by these Regulations, automobile junkyards shall be governed by General Municipal Law Section 136.”	
Lake Access	L.L. No. 1-2003 Land Use and Zoning Regulations, Article IV, District Regulations, District #1, § 410.A.1.e. Keuka Lake Access.	“Recreational and related use of the shore of Keuka Lake in District #1 shall be limited . . .” Regulates easements, rights of way, and rights of access to the shoreline.	
Mining	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, § 511. Commercial Excavation Operations.	Where permitted as a special use, excavation operations shall comply with the NYS Mined Land Reclamation Law and the Town Board may require the posting of a bond to cover rehabilitation costs.	
Mobile Homes & Mobile Home Parks	L.L. No. 1-2003 Land Use and Zoning Regulations, Article IV, District Regulations, District #1, § 410.A.1.a. Permitted Principal Uses.	Permitted uses include “single-family dwellings, but not including manufactured homes.”	
	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V, Supplemental Regulations, § 517. Manufactured Homes.	Sets forth regulations regarding the placement of manufactured homes including stands, clearance and skirting.	
Nonpoint Source Pollution			

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	Town of Pulteney Watershed Law of 1992	Disallows the storage of manure within 100 feet of a watercourse; regulates the disposal methods of human excreta; placement of receptacles and holding tanks; disposal of sewage for existing structures and new construction; and outlines penalties and procedures as necessary.	
	Town of Pulteney Wastewater Management Law of 1992	Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes two water quality protection zones: Zone 1 or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone 2. Systems in Zone 1 are required to have an inspection every three to five years.	
Open Space Preservation	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V. Supplemental Regulations, Residential Cluster Development, § 514.B.3. Open Space.	Open space resulted from a cluster development shall be deeded to the town or held in corporate ownership by the lot owners within the development.	
Purchase of Development Rights			
Recreation	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V. Supplemental Regulations, § 515. Recreational Developments (Major)	Sets forth regulations for recreational developments, i.e. campgrounds. "Any recreational development shall contain at least fifty acres. . ." Further regulations include plan requirements, structural layout, permitted occupancy, and street maintenance. "Minor recreational developments are covered by special use permits only."	
	L.L. No. 2-1996 Subdivision Regulations, Article IV. General Requirements and Design Standards § 7. Parks, Open Space, and Natural Features.	Requires any proposed park, playground or open space be shown on the plat. Also sets number and area requirements for recreation areas. Part D requires as a condition to approval of the Plat a payment to the Town of \$500 per acre in instances where recreation areas cannot be properly located therein.	
Riparian Buffers			
Road Layout & Design	L.L. No 1-2006 Highway Construction and Dedication	Purpose is to regulate the laying out and construction of highways prior to their dedication to the Town of Pulteney as public highways.	

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	L.L. No. 2-1996 Subdivision Regulations, Article IV. General Requirements and Design Standards § 2. Street Layout.	Includes regulations related to streets regarding: width and location; arrangement; minor streets; major arterial streets; future resubdivisions; dead-end streets; intersections; and topography.	
	L.L. No. 2-1996 Subdivision Regulations, Article IV. General Requirements and Design Standards § 3. Street Design.	Regulates street design including: width; improvements; utilities; grades; curves; dead-end streets; watercourses; service streets; and commercial developments.	
Road Ditching			
Senior Housing			
Sewer and Water Infrastructure	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V. Supplemental Regulations, § 512. Water Supply and Sewage Disposal.	“Water supply facilities shall be provided in accordance with the standards set forth in the publication ‘Rural Water Supply’ as published by the NYS DOH.” “Any new structure containing bathroom facilities shall be equipped” with a waste disposal system in accordance with the NYS DOH.	
Sign Control	L.L. No. 1-2003 Land Use and Zoning Regulations, Article V. Supplemental Regulations, § 513. Signs and Billboards.	Sets forth limits on the number, size, projection, and illumination of signs.	
Sourcewater Protection (or wellhead protection)			
Steep Slopes			
Streambank Protection and Restoration			
Stormwater Management and Drainage	L.L. No. 2-1996 Subdivision Regulations, Article IV. General Requirements and Design Standards. § 6. Drainage Improvements.	The subdivider may be required to carry away any spring or surface water. A drainage facility shall be large enough to accommodate run-off from the entire upstream drainage area. When a development’s runoff is anticipated to overload existing downstream facilities, the subdivision shall not be approved until provision is made for improvement of the downstream facility.	

TOWN OF PULTENEY LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Traditional Neighborhood Development			
Transfer of Development Rights			
Transit Supportive Development			
Vegetation Retention			
Waste Storage	L.L. No 2-1993 Dump and Disposal Law	No person shall suffer or permit garbage, rubbish, solid waste or abandoned vehicles or parts thereof to collect and remain for a period in excess of fourteen days upon any premises owned or occupied by said person, except where such collection is in such receptacle as to prevent it being visible from any public highway or neighboring residence.	
	L.L. No. 1-2003 Land Use and Zoning Regulations Article V, Supplemental Regulation, 500: Prohibited Uses.	The provisions of the District Regulations shall be supplemented by the following: (B) In any district, the following standards for activities shall apply: (3) There shall be no storage of any material either indoors or outdoors in such a manner to facilitate the breeding of vermin or endangering health in any way.	
Watercourses, Permitted Uses of			
Waterfront Development and Management	L.L. No. 1-2003 Land Use and Zoning Regulations Article IV, District Regulations, § 410.A. District #1.	Creates a zoning district intended to “encourage the preservation of natural resources, scenic and recreational values, and wildlife resources.”	
Wells			
Wetlands			

TOWN OF URBANA • STEUBEN COUNTY**LOCAL LAWS REVIEWED:**

- Town of Urbana and Village of Hammondsport Joint Comprehensive Plan
- Code of the Town of Urbana. 2003 (see Appendix D for full list of chapters)

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Adult Entertainment Uses	Town Code, Ch. 34 Adult Entertainment	Establishes legislative findings, intent, determination regarding adult entertainment uses as well as local restrictions therein.	
Aesthetic and Scenic Resources	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Maintain and enhance the rural lifestyle, appearance, and rural character of the community, including its scenic landscape.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 1.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Urban Design Plan, § 4.7.1. Recommendations for the Protection of Scenic Resources.	Recommendations include more protective zoning along the waterfront, establishing a LWRP, use SEQRA to assess visual impacts, and develop waterfront siting and design guidelines.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Urban Design Plan, § 4.7.2. Recommendations for Commercial Areas, page 4-38.	Create design guidelines for commercial development to provide consistent design characteristics.	
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Town Code, Ch. 93 Subdivision of Land, Article III General Requirements and Design Standards, §93-23 Preservation of natural features	<p>A) Planning Board shall establish the preservation of natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and waterfalls, beaches, historic spots, vistas and similar irreplaceable assets.</p> <p>B) No tree with a diameter of 8 inches or more...shall be removed unless [it] is in the right of way of a street...In no case...shall a tree with a diameter of 8 inches or more be removed without prior approval by the Planning Board</p>	
Affordable Housing	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Provide for a mix of housing opportunities including affordable and accessible housing and promote property maintenance.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 10.	
Agricultural Practices	Town Code, Ch 104 Watershed Regulations	Governs the disposal of human excreta, effluents from privies and other receptacles, sewage, polluted liquids, garbage or refuse, manure piles , and human bodies. In each instance, the volume, location and general distance to waterbodies under which disposal is permitted is detailed.	Note: provides partial regulation of the location of manure
Alternative Energy	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-42. Solar access.	Protects access to sunlight for the accommodation of solar energy systems.	
Brownfields	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Natural Resources Protection Plan, § 4.8.2. Remediate and Reuse Environmentally Contaminated Sites, page 4-50.	“Monitor and remediate contaminated sites.” “Require Phase I environmental studies.”	
Critical Habitat and Species Protection	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Preserve and protect the community’s important natural areas and resources, including the quality of surface water, groundwater, and air.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 5.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Natural Resource Protection Plan, § 4.8.1. Preserve Environmental Features.	Recommendations include establishing a LWRP, reuse gravel mines, protect water resources, designate certain natural areas as preserves, adopt a tree protection law, utilize conservation easements, seek right of first refusal, and preserve unique natural areas and wildlife resources.	
Commercial Dog Breeding Operations			

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Commercial Wind Energy			
Docking and Mooring	Keuka Lake Uniform Docking and Mooring Law. (Town Code, Chapter 65)	Regulates “lakeshore docks, moorings and other structures in or on the waters of Keuka Lake” including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
Driveways	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	D) Any paved or otherwise improved parking, loading or service area within one hundred feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	
Erosion and Sediment Control	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
Farmland Preservation	Steuben County, New York Agricultural Expansion and Development Plan	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Protect and maintain farming and farm-related land uses.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 3.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-5.	Create two new agriculture-based zoning districts. The A1 District would only allow non-agricultural uses by special permit. The A2 District would allow some non-agricultural use and impose additional guidelines for subdivisions.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.9. Agricultural Plan.	“Preserve agricultural lands;” “develop agriculture-friendly lands use practices;” inhibit infrastructure from prime agricultural areas; enact a “Right to Farm” law; consider DPR/TDR programs; apply for farmland preservation grants; establish an agricultural advisory committee.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Filling and Grading	Town Code, Ch. 52 Excavations	<p>This chapter is [intended] to secure safety from flood, fire, panic, explosions and other dangers; to protect the inhabitants of the town from unreasonable odors, smoke, vapor, gas, dust, noise and vibrations; generally to promote and protect the public good order, peace, health, safety, morals and general welfare of the inhabitants of the town and the community and to protect and to secure their property; to protect and preserve the public roads and highways and other property of the town; and to preserve the natural contours, trees and ground cover of land within the town, insofar as the same shall not be inconsistent with existing law.</p> <p>Permit is required for movement and/or deposition of earth; applies to excavations in excess of 325 cubic yards or changes in elevation above 2 feet.</p>	
Flag Lots	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-40. Lakeshore rights-of-way.	Any right-of-way to the shore of Keuka Lake must be at least 50 feet wide for each dwelling served.	
Flood Prevention	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-13 Land suitability	A) No land shall be subdivided which is held unsuitable for its intended use for reason of flooding, inadequate drainage... Section further applies a wide variety of objectives to consider when dividing land.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-14 Flood hazards; warning and disclaimer of liability	A) The review agency may attach conditions, including but not limited to the following, to the approval of plats in areas subject to flood hazards [code continues to promulgate various improvements in location and construction of buildings that will decrease flooding hazard and minimize risk]	
Flood Plain Management	Town Code, Ch. 59 Flood Damage Prevention	Chapter applies to all areas of special flood hazards within the jurisdiction of the Town of Urbana; adopted in response to revisions to the National Flood Insurance Program. Any construction or development requires within areas of special flood hazard, as shown on the Flood Insurance Rate Map, a floodplain development permit. Certain design requirements regarding utilities, anchoring, construction materials/methods, and drainage must be met as conditions for permit approval. The Code Enforcement Officer is appointed local flood plain administrator. This administrator is in charge of reviewing all floodplain development permits for development to be undertaken in areas of special flood hazard within the town.	
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-39. Floodplain District.	Establishes special Floodplain Districts within the Town covering areas subject to periodic inundation. The requirements for development within this district are set forth in Ch. 59, Flood Damage Prevention, of the Town Code.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, § 4.2.2 Recommendations for the Town of Urbana, Action: Recommend Land Uses, page 4-2.	Retain the existing Floodplain District.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Forest Management			
Green Infrastructure	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Open Space and Recreation Plan, § 4.3.1 Recommended Open Space Linkages, page 4-15.	Lists various trails and linkages that should be made throughout the Town and Village.	
Growth Management	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Manage growth by targeting appropriate areas for compatible future development.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 8.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-5.	Concentrated development along Route 54 with a new Business District.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.4 Recommendations Applicable to the Town and the Village Action: Permit Planned Unit Developments, page 4-2.	“Consider allowing for PUDs in the Zoning Code for innovative design and use of large parcels in a variety of Zoning Districts.”	
Harbor Management			
Historic Preservation	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Encourage the preservation of historic structures and places.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 7.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Cultural Resources Plan, § 4.6.1. Historic Preservation Plan	Recommendations include encouraging historic rehabilitation, identifying historic resources, develop interpretative programs, promote adaptive reuses, and analyze impacts to historic resources.	
Impervious Surfaces	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	D) Any paved or otherwise improved parking, loading or service area within one hundred feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-29. Off-street automobile parking.	Creates dimensional requirements and minimum number based on use for off-street parking.	Note: this section should not be construed as a Best Management Practice. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Moorings Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Open Space and Recreation Plan, § 4.3.5. Recommendations to Promote Open Space/Recreational Partnerships.	Recommends forming regional partnerships regarding recreation and the needs of youth.	
Junkyards	Town Code, Ch. 105. Zoning, Supplemental Regulations, §105-41. Junkyards.	“Auto junkyards and junkyards are permitted as defined in § 136 of the General Municipal Law.”	
Lake Access	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Open Space and Recreation Plan, § 4.3.2 Recommendations for Public Access to the Waterfront, page 4-16.	Recommends various actions to ensure public access to Keuka Lake including trail extensions and promoting land uses with public access.	
Mining	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Regulate Extractive Industries, page 4-7.	Mining uses should be prohibited throughout the Town.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Town Code, Ch. 52 Excavations	Permit is required for movement and/or deposition of earth; applies to excavations in excess of 325 cubic yards or changes in elevation above 2 feet.	
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-24. Excavations.	Creates regulations for excavation activities in the Town.	
Mobile Homes & Mobile Home Parks	Town Code, Ch 69 Manufactured Homes and Manufactured Home Parks	Regulates the design, layout, construction and operation of manufactured home parks.	
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-36. Mobile homes.	Limits location of mobile homes within the Town.	
Nonpoint Source Pollution	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	D) Any paved or otherwise improved parking, loading or service area within one hundred feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	
	Town Code, Ch 104 Watershed Regulations	Governs the disposal of human excreta, effluents from privies and other receptacles, sewage, polluted liquids, garbage or refuse, manure piles, and human bodies. IN each instance, the volume, location and general distance to waterbodies under which disposal is permitted is detailed.	
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	B) No on-site sewage tile field or seepage pit shall be located within one hundred feet of any shoreline, and no septic or other holding tank shall be located within one hundred feet of any shoreline, as measured by the normal high water mark of the waterbody.	
	Town Code, Ch. 103 Wastewater Management	Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes two water quality protection zones: Zone 1 or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone 2. Systems in Zone 1 are required to have an inspection every three to five years.	
	Town Code, Ch 104 Watershed Regulations	Governs the disposal of human excreta, effluents from privies and other receptacles, sewage, polluted liquids, garbage or refuse, manure piles, and human bodies. IN each instance, the volume, location and general distance to waterbodies under which disposal is permitted is detailed.	
Open Space Preservation	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	"Identify and preserve important open spaces." Detail objectives are found in § 3.2. Goals and Objectives, Goal 4.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-2.	Rezone existing designated open space into a new Parks, Community Facilities, and Conservation Lands (PC) District. This district would preserve this open space in the event of an unexpected change in ownership.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Open Space and Recreation Plan, § 4.3.3. Open Space Preservation Recommendations, page 4-18.	Various recommendations to preserve open space including using innovative land use tools, utilizing publicly-own lands, working with land trusts, and encouraging open space in subdivisions.	
Purchase of Development Rights			
Recreation	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Develop additional tourism and recreational opportunities.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 12.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Open Space and Recreation Plan, § 4.3.4 Recommendations for Recreational Facilities, page 4-20.	Recommends various improvements at existing facilities and the development of additional facilities.	
	Town Code, Ch. 37 Beaches and Boating	Establishes rules and regulations for the public beach and swimming areas and the boat launch	
	Town Code, Ch 43 Campgrounds	The purpose of this chapter is to promote the health, safety and general welfare of the inhabitants of the Town...by regulating the location, design, occupancy and use of travel trailers, recreational vehicles, cabins and tourist and/or trailer camps.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-22 Parks and Playgrounds	Includes standards for evaluating proposed parks and playgrounds; where such areas cannot be properly located therein, the Planning Board can require payment to the town as substitute.	
Riparian Buffers			

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Road Layout & Design	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Provide a sage and efficient street network.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 11.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Transportation Plan, § 4.10.1. Vehicular System Recommendations & § 4.10.2. Site Access and Circulation Recommendations for the Route 54 Commercial Area, page 4-56.	Recommendation for improving traffic flow and improving traffic safety throughout the Town and Village.	
	Town Code, Ch. 91 Streets and Sidewalks, Article 1: Classification and Maintenance of Low-Volume Roads	Establishes the classification system for low-volume roads within the town, the purpose of which is to minimize overall O&M costs. This approach has the added benefit of decreasing road deicing and other roadside maintenance (vegetation clearing, cleaning, etc.), effectively instituting environmental BMPs along low-volume roads.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-17 Street Layout	Establishes regulations for the width, location, arrangement and other design considerations for streets.	
Road Ditching			
Senior Housing			
Sewer and Water Infrastructure	Town Code, Ch. 105. Zoning, Supplementary Regulations, § 105-38. Sewage and waste disposal.	Requires any new building to meet applicable wastewater regulations before construction commences.	
	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Ensure that public infrastructure meets the needs of residents, businesses, and visitors.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 2.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Municipalities Utilities and Community Services Plan, § 4.11.2. Municipal Utilities Recommendations.	Develop a sewer district for the area surrounding Keuka Lake. “Consider a Wastewater treatment plant in the village.”	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Sign Control	Town Code, Ch. 86 Signs	Regulates existing and proposed outdoor signs; provides for a wide variety of exemptions	
	Town Code, Ch. 105. Zoning, Supplementary Regulations, § 105-34. Signs.	Regulates size, placement, and type of signs within the Town.	
Sourcewater Protection (or wellhead protection)			
Steep Slopes			
Streambank Protection and Restoration	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-6.	Create a Shoreline Protection Overlay District that protects stream corridors throughout the Town.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-23 Preservation of natural features	A) Planning Board shall establish the preservation of natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and waterfalls, beaches, historic spots, vistas and similar irreplaceable assets. B) No tree with a diameter of 8 inches or more...shall be removed unless [it] is in the right of way of a street...In no case...shall a tree with a diameter of 8 inches or more be removed without prior approval by the Planning Board	
Stormwater Management and Drainage	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-18 Street Design. (J) Watercourses	1) Provisions made for access of all lots where watercourses exist 2) Stormwater easement or drainage right of way is required where a subdivision is traversed by a watercourse, drainageway, channel or stream	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-21 Drainage improvements (Parts A, B, C and D)	Requires developer to remove spring and surface water; provide drainage structures that will accommodate potential upstream as well as consider the potential effects on development downstream; account for lands subject to flooding.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-26 Contents of major subdivision preliminary plat application	The following shall be submitted for approval (1) A storm drainage plan indicating the approximate location and size of proposed lines and their profiles. Connection to existing lines or alternate means of disposal shall be shown.	
Traditional Neighborhood Development			
Transfer of Development Rights			
Transit Supportive Development	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Transportation Plan, § 4.10.5. Pedestrian, Bicycle, and Rail Recommendations, page 4-58.	Recommendations include extending the trail system, reusing the Bath and Hammondsport Railroad Property, improving the sidewalk system, and improving the bicycle system.	
Vegetation Retention	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-23 Preservation of natural features	A) Planning Board shall establish the preservation of natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and waterfalls, beaches, historic spots, vistas and similar irreplaceable assets. B) No tree with a diameter of 8 inches or more...shall be removed unless [it] is in the right of way of a street...In no case...shall a tree with a diameter of 8 inches or more be removed without prior approval by the Planning Board	
Waste Storage			
Watercourses, Permitted Uses of			
Waterfront Development and Management	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, § 4.2.2 Recommendations for the Town of Urbana, Action: Recommend Land Uses, page 4-5.	Create a Lakefront Residential District that allows higher densities and imposes regulations that limit the size of docks and boathouses.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, § 4.2.2 Recommendations for the Town of Urbana, Action: Regulate Boathouses and Docks, page 4-8.	Enact a local law that specifically regulates boathouses and docks within the Town.	

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	C) Any boat pump-out or other connection to provide for the accommodation of sanitary wastes shall be connected to an approved disposal system.	
Wells			
Wetlands			

TOWN OF WAYNE • STEUBEN COUNTY

LOCAL LAWS REVIEWED:

- Town of Wayne Comprehensive Development Plan (**date unknown**)
- Local Law no. 1, 2004. Town of Wayne Land Use Regulations.
- Local Law No. 2, 2005. Subdivision Regulations, Town of Wayne, NY.
- Local Law No. 5, 2005. Condominium Conversion.
- Local Law No. 3, 2006. Wastewater Management for the Lamoka-Waneta Lakes' Protection and Rehabilitation District properties.
- Local Law No. 4, 2006. Wastewater management Relations for the Town of Wayne

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
Adult Entertainment Uses			
Aesthetic and Scenic Resources	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) c) Residential (R-1) District.	Creates a zoning district intended "to encourage the preservation of waterfront natural resources and scenic values." Permitted uses are found in section 6.2. Allowable Uses.	
	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) f) Land Conservation (LC) District.	Creates a zoning district intended "to identify areas wherein substantial development may result in public safety or heal problems, and/or ecological damage . . . to encourage protection of . . . scenic features. . ." Permitted uses are found in section 6.2. Allowable Uses.	
	L.L. No. 2-2005 Subdivision Regulations, § 4.15. Corridors and Scenic Viewsheds.	All subdivisions shall attempt to preserve scenic visual corridors.	
	Comprehensive Plan, Introduction, § I (F). Planning Goals.	One of the goals of the town is "to protect the scenic values and natural beauty of the town." No specific recommendations.	
Affordable Housing			

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
Agricultural Practices	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 7.8.1 Farm Animals	In R1, R2 and LC housing of farm animals is not allowed. Furthermore, housing for farm animals, animal feeding equipment or structures therefore, and outdoor storage of odor or dust producing materials, shall be placed not less than two hundred feet from an existing dwelling on another lot, except by Special Permit.	
Alternative Energy			
Brownfields			
Critical Habitat and Species Protection	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) f) Land Conservation (LC) District.	Creates a zoning district “to identify areas wherein substantial development may result in public safety or heal problems, and/or ecological damage . . . to encourage protection of . . . plant and wildlife resources . . .” Permitted uses are found in section 6.2. Allowable Uses.	
	L.L. No. 2-2005 Subdivision Regulations, General Policy for Subdivision Design and Review § 1.5(B) Natural and historic features shall be preserved.	Within a subdivision, “insofar as possible, all existing features of the landscape such as large trees, rock outcrops, unusual glacial formations, water and flood courses . . . and other such irreplaceable assets should be preserved.”	
	L.L. No. 2-2005 Subdivision Regulations, § 4.13. Significant Natural Areas and Features.	“Subdivision applicants shall take all reasonable measures to protect significant natural areas and features . . .”	
Commercial Dog Breeding Operations			
Commercial Wind Energy			
Docking and Mooring	L.L. No. 5-2006 Keuka Lake Uniform Docking and Mooring Law.	Regulates “lakeshore docks, moorings and other structures in or on the waters of Keuka Lake” including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
Driveways	L.L. No. 1-2004 Land Use Regulations, Access, §7.4.2. Driveways.	A permit is required “to establish an entrance to a County, State, or Town road.” Sets for design standards and classification for driveways.	

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
	L.L. No. 2-2005 Subdivision Regulations, § 4.9. Driveway Standards.	Sets design standards for driveways as well as requiring permission form the Town Highway Superintendent for any driveway alteration or addition.	
	L.L. No. 1-2004 Land Use Regulations, § 7.3.6. Protection of Roads, Walkways and Related Rights-of-Way in the Town of Wayne.	“Any . . . activity adjacent to the road right-of-way . . . shall be supplemented with highway use and protection plan . . .”	
Erosion and Sediment Control	L.L. No. 1-2004 Land Use Regulations, Protection of Natural Resources, § 7.3.5. Grading and Erosion Control.	Sets forth criteria for where a erosion control plan is required. Erosion control measures shall be to the standards recommended by the District Conservationist, Steuben County Soil and Water Conservation District. The plan will state which measures are to be utilized and identify the maintenance practices to ensure proper function of the control measures.	
	L.L. No. 2-2005 Subdivision Regulations, Procedure for a Minor Subdivision § 3.3.2(J) Stormwater Drainage and Erosion and Sediment Control.	Requires a stormwater drainage and erosion control plan for all types of subdivisions.	
	L.L. No. 2-2005 Subdivision Regulations, Procedure for a Major Subdivision § § 3.4.8(A) 2 & 3. Stormwater drainage plans.		
	L.L. No. 2-2005 Subdivision Regulations, Drainage Systems and Erosion Control § 4.5.4. Erosion and Sediment Control.	During development certain erosion control practices shall be followed including: exposing the smallest practical are of land at any one time; using temporary vegetation and/or mulching to protect critical areas; off-site impacts shall not be substantially greater during and following development; the development plan shall be consistent with the natural characteristics so as to minimize erosion potential; existing vegetation shall be retained and protected; permanent vegetation shall be established as soon as possible; erosion and sediment control measures shall be installed as soon as practical.	
Farmland Preservation	Steuben County, New York Agricultural Expansion and Development Plan	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) a) The Agricultural- Residential (AG-R)District	Creates a zoning district intended to “encourage agricultural uses.” Permitted uses are found in section 6.2. Allowable Uses.	

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
	Comprehensive Plan, Introduction, § 1 (F). Planning Goals.	One of the goals of the town is “to encourage the preservation of prime agricultural lands . . .” No specific recommendations.	
Filling and Grading	L.L. No. 1-2004 Land Use Regulations, Protection of Natural Resources, § 7.3.5. Grading and Erosion Control.	Sets forth criteria for where a grading plan is required. The plan shall minimize foreseeable problems arising from storm water run-off and soil erosion.	
Flag Lots	L.L. No. 1-2004 Land Use Regulations, Protection of Natural Resources, § 7.3.3. Limited Use of the Lake Shores.	Requires at least 50 feet of shoreline for each family benefiting from a right of access agreement.	
Flood Prevention	L.L. No. 2-2005 Subdivision Regulations, General Policy for Subdivision Design and Review, § 1.5(E) 1. Unbuildable land.	“Floodplains as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps” are considered unbuildable.	
	L.L. No. 2-2005 Subdivision Regulations, Drainage Systems and Erosion Control § 4.5.5. Flood Hazard Prevention.	Flood hazard prevention shall include the control of erosion of soil drainage channels. In areas with known flood hazards buildings, building openings, and roadways and utilities should be elevated. On-site wastewater treatment systems shall be located and designed to avoid impairment to them or contamination from them.	
Flood Plain Management	Flood Damage Prevention, Town of Wayne Local Law No. 1 of 1987		<i>This law not on file with G/FLRPC but it was referenced within other regulations that were reviewed.</i>
Forest Management			
Green Infrastructure	Subdivision Regulations, § 4.16. Trails.	Sets rules and requirements for creating trails within a subdivision and connecting them to existing trails in the town.	
Growth Management			
Harbor Management			

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
Historic Preservation	L.L. No. 2-2005 Subdivision Regulations, General Policy for Subdivision Design and Review § 1.5(B) Natural and historic features shall be preserved.	“Insofar as possible . . . historic sites and other such irreplaceable assets should be preserved.”	
	L.L. No. 2-2005 Subdivision Regulations, § 4.14. Historic Structures and Sites.	Subdivision plans shall protect existing historic resources. The Planning Board may require plan review by the Town Historical Society.	
Impervious Surfaces	L.L. No. 1-2004 Land Use Regulations, Access, § 7.4.3. Off-Road Parking.	Sets design criteria for parking spaces including a schedule of minimum number of required spaces base on use.	Note: this section should not be construed as a Best Management Practice. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Moorings Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
Junkyards	L.L. No. 1-2004 Land Use Regulations, Stored Vehicles, § 7.7.2. Automobile Junkyards.	In addition to § 136 of NYS General Municipal Law the following govern junkyards within the town: burning of vehicles or rubbish is prohibited and if determined to be a public nuisance, the Town Board may revoke or deny renewal of a junkyard operator’s permit.	
Lake Access			
Mining	L.L. No. 1-2004 Land Use Regulations, Miscellaneous Use Regulations, § 7.8.3. Excavation Operations.	Creates regulations for excavations, including minimum set-backs, fencing and barriers, operation/maintenance of equipment, requirements for restoration.	
Mobile Homes & Mobile Home Parks	L.L. No. 1-2004 Land Use Regulations, Miscellaneous Use Regulations, § 7.8.8. Manufactured Homes.	Designates placement and design standards for manufactured homes based on state and federal rules.	

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
	L.L. No. 1-2004 Land Use Regulations, Miscellaneous Use Regulations, § 7.8.9. Manufactured Home Parks.	Creates regulations governing the size, density, landscaping/screening, roads, home placement, parking and accessory structures of manufactured home parks.	
	Comprehensive Plan, Housing, Housing Trends § IV (A) 2. Year-Round Mobile Homes, page 21.	Mentions mobile homes, no specific recommendations.	
Nonpoint Source Pollution	L.L. No. 3-2006 Wastewater Management for the Lamoka-Waneta Lakes' Protection and Rehabilitation District	[see description below]	
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	L.L. No. 3-2006 Wastewater Management for the Lamoka-Waneta Lakes' Protection and Rehabilitation District	Creates additional regulations of wastewater facilities by setting design standards and providing for regular inspections of these systems, for properties proximate to Lamoka-Waneta Lakes. Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes water quality protection zones: Zone B or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone C. Systems in Zone B are required to have an inspection every three to five years.	
Open Space Preservation	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) a) The Agricultural-Residential (AG-R) District	Creates a zoning district intended to "preserve open space and natural resources." Permitted uses are found in section 6.2. Allowable Uses.	
	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) f) Land Conservation (LC) District.	Creates a zoning district "to identify areas wherein substantial development may result in public safety or health problems, and/or ecological damage . . . to encourage protection of . . . plant and wildlife resources . . ." Permitted uses are found in section 6.2. Allowable Uses.	
	L.L. No. 2-2005 Subdivision Regulations, Procedure for a Major Subdivision, § 3.4.1. Cluster Development.	For a Cluster Development, a minimum of 50% of the buildable land must be permanently set aside as open space.	

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
	Comprehensive Plan, Introduction, § I (F). Planning Goals.	One of the goals of the town is “to preserve open space and special terrain features.” No specific recommendations.	
Purchase of Development Rights			
Recreation	L.L. No. 2-2005 Subdivision Regulations, § 4.8. Neighborhood Parks and Playgrounds.	Creates park requirements for subdivisions including inclusion of potential recreation areas in the subdivision plot, minimum area requirements, responsibility for maintenance, and design guidelines and required improvements.	
	Comprehensive Plan, Municipal Facilities, Public Facilities, § VI (B) 1. Recreation, page 24 & Municipal Facilities, Planning Implications, § VI (C) 1. Recreation, page 26.	Mentions recreational facilities, no specific recommendations.	
Riparian Buffers			
Road Layout & Design	L.L. No. 2-2005 Subdivision Regulations, § 4.3. Road Design Guidelines	Provides some basic design standards for roads within subdivisions that include mention of intersections, dead-ends, widths and curve radii, and road improvements. Specific design standards are list in Table 4.3.5. Standards for Road Design.	
Road Ditching			
Senior Housing			
Sewer and Water Infrastructure	Comprehensive Plan, Municipal Facilities, Public Facilities, § VI (B) 2. Water Supply, page 25 & § VI (C) 3. Sanitary Sewer Disposal, page 25	Mentions lack of public water and sanitary sewer infrastructure, no specific recommendations.	
Sign Control	L.L. No. 1-2004 Land Use Regulations, § 7.6. Signs	Regulates size, type, placement and some content of signs within the Town.	
Sourcewater Protection (or wellhead protection)			

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
Steep Slopes	L.L. No. 2-2005 Subdivision Regulations, General Policy for Subdivision Design and Review, § 1.5(E) 1. Unbuildable land.	Steep slopes 25% or greater are considered unbuildable.	
	L.L. No. 2-2005 Subdivision Regulations, § 4.10. Steep Slope Guidelines	Provide development guidelines for slopes 15% or greater. For example: landscaping and the appearance of manmade structures should complement the natural terrain; outstanding natural features should be retained; and making use of one-way streets where appropriate.	
Streambank Protection and Restoration	L.L. No. 2-2005 Subdivision Regulations, General Policy for Subdivision Design and Review, § 1.5(E) 1. Unbuildable land.	“Stream corridors (fifty [50] foot setback from each stream bank of any perennial or intermittent stream indicated in blue on the USGS topographic quadrangle map)” are considered unbuildable.	
	L.L. No. 2-2005 Subdivision Regulations, Drainage System and Erosion Control § 4.5.2. Stream Corridors.	All new buildings must be set back a minimum of fifty feet from the bank of any stream and woody vegetation along streams should be preserved or established whenever possible.	
Stormwater Management and Drainage			
Traditional Neighborhood Development			
Transfer of Development Rights			
Transit Supportive Development	L.L. No. 2-2005 Subdivision Regulations, Road Improvements § 4.4.2. Sidewalks.	Sidewalks may be required on both sides of all roads.	
Vegetation Retention	L.L. No. 1-2004 Land Use Regulations, Protection of Natural Resources, § 7.3.4. Protection of Ground Cover.	Changes in a development plan may be required so that “site preparation does not cause unnecessary loss of: 1) trees, shrubs or ground cover on slopes of sixty (60) percent or steeper, or within twenty-five (25) feet from the edge of a wetland . . . and, 2) trees with a trunk circumference of thirty-six (36) inches or greater . . .”	

TOWN OF WAYNE LOCAL LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	
	L.L. No. 2-2005 Subdivision Regulations, 4.12. Woodlands.	Identifies benefits of woodlands, as well as requiring an evaluation and reporting of all woodlands in a proposed subdivision. Also creates woodland preservation requirements.	
Waste Storage			
Watercourses, Permitted Uses of			
Waterfront Development and Management	L.L. No. 1-2004 Land Use Regulations, District Regulations, § 6.1.1(2) c) Residential (R-1) District.	Creates a zoning district intended “to provide for higher-density residential and water-related uses; and, to encourage the preservation of waterfront natural resources . . .” Permitted uses are found in section 6.2. Allowable Uses.	
	L.L. No. 1-2004 Land Use Regulations, Protection of Natural Resources, § 7.3.3. Limited Use of the Lake Shores.	Requires at least 50 feet of shoreline for each dwelling on a shorefront lot.	
	L.L. No. 1-2004 Land Use Regulations, Yards, § 7.5.4. Shoreline Setback.	In the R-1 district, any building except for a boat house, shall be set back at least 25 feet from the mean high waterline and shall have a site elevation of at least 721 feet on Keuka Lake, or 1,105 feet on Waneta Lake.	
Wells			
Wetlands	L.L. No. 2-2005 Subdivision Regulations, General Policy for Subdivision Design and Review, § 1.5(E) 1. Unbuildable land.	“Wetlands, including New York State designated wetlands, those regulated by the Army Corps of Engineers and those on the National Wetland Inventory” are considered unbuildable.	

VILLAGE OF HAMMONDSPORT • STEUBEN COUNTY**LOCAL LAWS REVIEWED:**

- Comprehensive Development Plan (1967)
- Code of the Village of Hammondsport, New York, v13. Updated: 09-15-2007
 - Includes Ch. 104 of the Village Code, Subdivision of Land, adopted as L.L. No. 3-1990 and Ch. 122 of the Village Code, Zoning, adopted as L.L. No. 1-1986, last amended by L.L. No. 1-2002 (see Appendix D for full list)

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Adult Entertainment Uses			
Aesthetic and Scenic Resources	Village Code, Ch. 21 Shade Tree Committee § 21-5 Duties and Responsibilities	A) It shall be the responsibility of the Committee to study, investigate, counsel and develop and/or update annually a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented annually to the Board of Trustees and, upon its acceptance and approval, shall constitute the official comprehensive Village Tree Plan...	
	Village Code, Ch. 89 Property Maintenance	Purpose is to avoid, prevent and eliminate conditions which will depreciate or tend to depreciate the value of adjacent or surrounding properties; prevent the creation, continuation, extension or aggravation of blight; preserve property values in the village; prevent physical deterioration or progressive downgrading of the quality of housing facilities in the village; maintain the value and economic health of the commercial properties and businesses...	
	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...J) Overall impact on the neighborhood, including compatibility of design considerations and/or any actual or potential adverse aesthetic environmental impacts.	
Affordable Housing			
Agricultural Practices			
Alternative Energy			
Brownfields			

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Critical Habitat and Species Protection			
Commercial Dog Breeding Operations			
Commercial Wind Energy			
Docking and Mooring	Keuka Lake Uniform Docking and Mooring Law. (Village Code Ch 51)	Regulates “lakeshore docks, moorings and other structures in or on the waters of Keuka Lake” including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
	Village Code, Ch. 122. Zoning, Use Regulations, LDR District, § 122-9.A (2)(c) Waterfront property.	Any dock must be set back at least 10 feet from adjacent property lines. All docks must be (1) either straight, F-, L-, T-, or U-shaped; and (2) no more than 700 square feet in area.	
Driveways			
Erosion and Sediment Control	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board’s review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...I) Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.	
	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or in the designated areas: A) All construction on any shoreline lot shall be carried out in such manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground- and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
	Village Code, Ch. 104. Subdivision Regulations, Requirements and Design Standards, Drainage facilities and erosion control, § 104-20.E. Grading Plans and erosion control.	For projects that require significant grading, the developer shall submit a storm runoff and erosion control plan describing erosion controls to be utilized.	
	Village Code, Ch. 122. Zoning, Article V Performance Standards, § 122-23.A Excavations.	“Any proposed excavation adversely affecting natural drainage or structural safety of adjoining buildings or lands shall be prohibited. Excavations shall not create objectionable dust or noise, contribute to soil erosion nor create any noxious or injurious substance or condition or cause public hazard...”	

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Farmland Preservation	Steuben County, New York Agricultural Expansion and Development Plan	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
Filling and Grading	Village Code, Ch. 104. Subdivision Regulations, Requirements and Design Standards, Drainage facilities and erosion control, § 104-20.E. Grading Plans and erosion control.	Developments with significant grading shall require a grading plan.	
Flag Lots			
Flood Prevention	Village Code Ch 104 Subdivision Regulations, Article IV Requirements and Design Standards, § 104-20 Drainage facilities and erosion control, D) Land subject to flooding.	Land subject to flooding shall not be platted for residential occupancy nor for other uses except in compliance with floodplain damage regulations.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-67. Floodplain Overlay Zone.	Creates the Floodplain Overlay Zone for areas of special flood hazard. Regulates land use within the Floodplain Overlay Zone in order to minimize hazards to life, health and property. Areas of special flood hazard are identified by two means, including: Base flood elevation data set forth in Subsection B, Basis for establishing the areas of special flood hazard, or in Subsection I(2), Use of other base flood data.	
Flood Plain Management	Village Code, Ch. 63 Flood Damage Prevention	Chapter applies to all areas of special flood hazards within the jurisdiction of the Village of Hammondsport; adopted in response to revisions to the National Flood Insurance Program. Any construction or development requires within areas of special flood hazard, as shown on the Flood Insurance Rate Map, a floodplain development permit. Certain design requirements regarding utilities, anchoring, construction materials/methods, and drainage must be met as conditions for permit approval. The Code Enforcement Officer is appointed local flood plain administrator. This administrator is in charge of reviewing all floodplain development permits for development to be undertaken in areas of special flood hazard within the town.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-67. Floodplain Overlay Zone.	Creates the Floodplain Overlay Zone for areas of special flood hazard. Regulates land use within the Floodplain Overlay Zone in order to minimize hazards to life, health and property	
Forest Management			
Green Infrastructure			

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Growth Management			
Harbor Management			
Historic Preservation			
Impervious Surfaces	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or int the designated areas: D) Any paved or otherwise improved parking, loading or service area within o100 feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-25. Off-street parking and loading areas.	Sets forth minimum number requirements for off-street parking based on use.	Note: this section should not be construed as a Best Management Practice. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Moorings Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
Junkyards	Village Code, Ch. 112 Vehicles, Abandoned and Junked	Prohibits the storing of abandoned, inoperative or partially dismantled vehicles upon public or private property within the Village for a period in excess of 72 hours. Such practices are declared a public nuisance...	

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Lake Access			
Mining	Village Code, Ch. 122. Zoning, Performance Standards, § 122-23. Excavations.	Regulates excavation operations within the Village, including prohibiting any excavation affect the natural drainage or structural safety of adjoining buildings or lands.	
Mobile Homes & Mobile Home Parks	Village Code, Ch. 122. Zoning, Performance Standards, § 122-28. Mobile homes.	Sets forth regulations related to the placement, design standards, skirting, and location of mobile homes within the village.	
Nonpoint Source Pollution	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or int the designated areas: D) Any paved or otherwise improved parking, loading or service area within o100 feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	
	Village Code Chapter 117. Wastewater Management	[see description below]	
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or in the designated areas: B) No on-site sewage tile field or seepage pit shall be located within 100 feet of any shoreline, and no septic or other holding tank shall be located within 100 feet of any shoreline...	
	Village Code Chapter 117. Wastewater Management	Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes two water quality protection zones: Zone 1 or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone 2. Systems in Zone 1 are required to have an inspection every three to five years.	
Open Space Preservation	Comprehensive Development Plan, IV. Goals and Objectives, page 92	3. To create a suitable system of open spaces and recreation areas, and to protect and enhance existing wooded areas, scenic areas, and the waterfront;	
Purchase of Development Rights			

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Recreation	Comprehensive Development Plan , IV. Goals and Objectives, page 92	3. To create a suitable system of open spaces and recreation areas, and to protect and enhance existing wooded areas, scenic areas, and the waterfront;	
	Comprehensive Development Plan , V. Development Plan, page 104	Details existing conditions and future proposals for parks and recreation within the village.	
	Village Code, Ch. 35. Beaches and Vessels	Establishes rules and regulations for the public beach and swimming areas and the boat launch	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards. § 140-21. Parks, open spaces, and natural features in major subdivisions	Creates park and recreation space requirements for major subdivisions within the Town.	
	Village Code, Ch. 122. Zoning, Use Regulations, § 122-14. Parks and regulations.	Identifies village parks and their permitted uses.	
Riparian Buffers			
Road Layout & Design	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...B) Adequacy and arrangement of vehicular traffic access and circulation, including street widths, intersections, traffic problems on adjoining streets, pavement surfaces, dividers and traffic controls as well as the proximity to places of public assembly.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-16. Street Layout.	Sets forth requirements for street layout within a subdivision covering, width, arrangement, local streets, arterial streets, providing for future resubdivisions, dead-end and loop streets, block size, intersections, street jogs, and topography.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-17. Street design.	Creates specific design requirements for streets within a subdivision regarding width, utilities, grades, curve radii, dead-end streets, and watercourses.	
Road Ditching			

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Senior Housing			
Sewer and Water Infrastructure	Village Code Ch. 118 Water	Establishes rules and regulations governing the installation of water mains and water supply to persons and property.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-30. Waste disposal.	Any new building must meet requirements for a system or facilities for the disposal of sewage before construction.	
Sign Control	Village Code, Ch. 122. Zoning, Performance Standards, § 122-27. Signs.	Creates regulations for signs within the Village, including size, placement and appearance. Includes stipulations regulating illuminated signs, banners, posters and the removal of certain signs.	
Sourcewater Protection (or wellhead protection)			
Steep Slopes			
Streambank Protection and Restoration			
Stormwater Management and Drainage	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...E) Adequacy of stormwater and drainage facilities.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-17 Street Design K. Watercourses (2)	Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right of way as requires by the Public Works Superintendent, an in no case shall it be less than twenty feet in width.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-20. Drainage facilities and erosion control.	Sets forth requirements for drainage for subdivisions, including accommodating potential upstream development and safeguarding downstream drainage	
Traditional Neighborhood Development			

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Transfer of Development Rights			
Transit Supportive Development			
Vegetation Retention	Village Code, Ch. 21 Shade Tree Committee § 21-5 Duties and Responsibilities	A) It shall be the responsibility of the Committee to study, investigate, counsel and develop and/or update annually a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented annually to the Board of Trustees and, upon its acceptance and approval, shall constitute the official comprehensive Village Tree Plan...	
	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...G) Adequacy, type and arrangement of trees, shrubs and other landscaping...including the maximum retention of existing vegetation.	
	Village Code, Ch. 104. Subdivision Regulations, Requirements and Design Standards, Parks, open spaces, and natural features in major subdivisions, § 104-21.D. Preservation of natural features.	The Planning Board may require the preservation of large trees or groves. No tree with a circumference of 25 inches or more may be removed without Planning Board approval.	
Waste Storage	Village Code, Ch. 94 Recycling.	It is the goal of the Village of Hammondsport to facilitate the disposal of solid waste generated within the village in the most economical and environmentally acceptable manner and to reduce the total amount of solid waste disposed of in the village... Establishes rules for the placement of collectible materials, collection times, removal of empty containers and remedies for noncompliance.	
	Village Code, Ch. 122. Zoning, Article V Performance Standards. § 122-30 Waste disposal	No persona shall undertake to construct any new building or structure in the Village...without first meeting the requirements for a system or facilities for the separate disposal of waterborne seware, domestic or trade wastes in accordance with applicable regulations of the village, the State Dept. of Health or other governmental authorities.	
Watercourses, Permitted Uses of	Village Code, Ch. 122. Zoning, Article V Performance Standards, § 122-24 C General standards for activities.	In any district, the following standards for activities shall apply: (C) There shall be no discharge into any stream or body of water or into the ground or any public or private disposal system of any liquid or solid waste or of any material incapable of treatment to prevent contamination of any water supply, including groundwater supply.	

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Waterfront Development and Management	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or int the designated areas: A) All construction on any shoreline lot shall be carried out in such manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground- and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
	Village Code, Ch. 122. Zoning, Use Regulations, LDR District, § 122-9.A (2)(c) Waterfront property.	Limits noncommercial waterfront properties to one boat house and one dock.	
	Village Code, Ch. 122. Zoning, Use Regulations, LFRD District, § 122-10.1.C. Purpose.	“The purpose of the LFRD District is to provide a district that has lower density than an HDR District and is flexible enough to allow development of unique property located on the lakefront.”	
Wells			
Wetlands			

APPENDICES

APPENDIX A: SUMMARY OF LAND USE TOOLS IN NYS

While local municipalities enjoy a great deal of autonomy due to home rule, they also bear many responsibilities. Listed below are the various tools that can be employed by local governments in New York State in order to control land uses within their jurisdiction. In fact, in New York State, all of the land use tools listed below **MUST** occur at the local level due to the state's "home rule" status.

<i>Land Use Tools</i>	<i>Tool Explanation</i>	<i>How to implement it...</i>
Comprehensive Plan	Also referred to as the "master plan" or "comprehensive master plan." Since comp plans set out the broad goals of a community, and land use decisions ultimately occur at the local level in NYS, good municipal comprehensive plans make the most sense	A well conceived comprehensive plan that should be inclusive, concise, well written, frequently consulted, enforced, and periodically reviewed
Zoning	Zoning is the most commonly and extensively used local technique for regulating use of land as a means of accomplishing municipal goals. According to a 1994 survey by the Legislative Commission on Rural Resources, 100% of cities, 67% of towns and 87% of villages in New York had adopted zoning laws or ordinances.	Concise, easy to understand zoning should be a direct result of the goals and objectives expressed in the comprehensive plan. Zoning is typically the primary method used to enforce those goals and objectives. Zoning, like all laws, should be enforced in a consistent, uniform and fair manner.
Subdivision Ordinance (this includes the option for 'Conservation Subdivision')	One of the most common forms of land use activity is the subdivision of land. The subdivision process controls the manner by which land is divided into smaller tracts of land. Subdivision regulations ensure that when development does occur, streets, lots, open space and infrastructure are adequately designed and the municipality's land use objectives are met.	A subdivision ordinance should be concise and easy to understand. The ordinance should be a direct result of the goals and objectives expressed in the comprehensive plan and used to enforce these objectives.
Site Plan Review	The site development review process is one of several means of plan implementation that communities may utilize. It is commonly considered supplemental to other land development guidance controls. The general purpose is to provide a means of reviewing development proposals for new or existing lots in an effort to ensure conformity with the municipality's comprehensive plan and other local laws.	The development of a concise, easy to understand site plan review process that is a direct result of the goals and objectives expressed in the comprehensive plan and is used to enforce these objectives.
Environmental Review	The State Environmental Quality Review Act (SEQRA) requires local agencies to prepare an environmental impact statement when reviewing development proposals, adopting plans, or establishing programs.	Conducting a proper environmental review under SEQRA requires the local land use review and approval agency to take a "hard look" at any proposal to determine what, if any, environmental impacts exist.

Planned Unit Development	Planned unit development (PUD) is a specific zoning technique that attempts to create more flexibility and economies of scale in development of particular areas of a town. PUD strives to create variety in land use and building design while maintaining a unified character; create more efficient development patterns; encourage open space and natural resource protection; and attract businesses and residents.	Identification of targeted development areas in the comprehensive plan with complementary amendments to the zoning law.
Environmental Protection Overlay District(s) (EPOD)	An overlay district creates zoning requirements in a selected area, in addition to the requirements of the underlying zone. As the name suggests, environmental protection overlay districts are put in place in areas with significant environmental resources or areas in need of special protection. Examples of locations or resources that are commonly protected through EPODs include wetland areas under 12.4 acres, steep slopes, viewsheds, historic/cultural districts, and other resources of local or regional significance.	Identification of environmental significant or sensitive areas as part of the comprehensive plan or other mutually agreed-upon study (such as a watershed plan) and/or amendment of local zoning regulations.
Development Impact Fees	As development occurs the cost of providing municipal services such as sewer and water, road construction and maintenance, and sanitation, increases. To offset these costs, as a condition of development, a municipality may enact development impact fees that charge a developer for the additional cost to provide services.	Adoption of an impact fee ordinance or as a condition for development permits.
Mitigation Banking	In exchange for development of an area of a particular land use/cover, that same type of use/cover is protected or restored in at least the same quantity as was developed. Traditionally, this practice involved the banking of wetlands but other environmentally or culturally significant land uses/covers can also be protected in this fashion.	Identification of environmentally and/or culturally significant resources and adoption of mitigation banking zoning requirements or a mitigation banking ordinance.
Conservation Easements	In order to prevent future development on their land, a landowner may deed away the rights to develop; this deed is then held by a public body or a qualified conservation organization (i.e. land trust). Conservation easements may reduce the landowner's tax liability and may qualify the landowner for an income tax credit.	Development of a conservation easement program that may be part of the comprehensive plan or coordination with a local conservation organization or land trust.

APPENDIX B: COMPARISON OF FINDINGS CHART

Has the issue been identified (I) or addressed (A) in some way by the municipality?

- An issue is considered to be ‘identified’ (**I**) if the municipality has demonstrated that it is an issue of local importance. This would require the issue to be raised within a comprehensive plan or other publicly-reviewed and locally-ratified document.
- An issue is considered to be ‘addressed’ (**A**) if it has been codified in some manner in an attempt to solve or manage the issue at hand.
 - In some cases, the local code may not fully address the issue as it has been written. In such instances, the code is considered to be ‘partially addressed’ and is followed by a ‘p’.

	Town of Barrington	Town of Jerusalem	Town of Milo	Town of Pulteney	Town of Urbana	Town of Wayne	Village of Hammondsport	Village of Penn Yan
Adult Entertainment Uses	I				A			A
Aesthetic and Scenic Resources	I	I/A	I/A(p)	A	I/A(p)	I/A	I/A	I/A
Affordable Housing		I			I			A(p)
Agricultural Practices	A(p)		A(p)	A	A(p)	A(p)		
Alternative Energy					A(p)			
Brownfields					I			I
Critical Habitat and Species Protection	I	I		A(p)	I	A(p)		I/A
Commercial Dog Breeding Operations				A(p)				
Commercial Wind Energy								A
Docking and Mooring	A	I/A	A	A	A	A	A	A
Driveways		A	A	A	A(p)	A		A
Erosion and Sediment Control		I/A(p)	A(p)		A(p)	A(p)	A(p)	A(p)

	Town of Barrington	Town of Jerusalem	Town of Milo	Town of Pulteney	Town of Urbana	Town of Wayne	Village of Hammondsport	Village of Penn Yan
Farmland Preservation	I	I/A(p)	I/A(p)	I/A(p)	I/A(p)	I/A(p)	I	I
Filling and Grading			I		A	A	A	
Flag Lots	I/A(p)		A(p)	A(p)	A(p)	A(p)		
Flood Prevention			A	A(p)	A	A	A	
Flood Plain Management	A	A	A		I/A	A	A	A
Forest Management								
Green Infrastructure		I			I	A(p)		I
Growth Management	I/A(p)	I/A(p)	I/A(p)	A(p)	I			I
Harbor Management								
Historic Preservation	I	I	A(p)		I	A(p)		I/A
Impervious Surfaces		I			A(p)		A(p)	
Intermunicipal Cooperation	I/A	I/A	A	A	I/A	A	A	I/A
Junkyards	A	A	A	A	A	A	A	A
Lake Access	I	I	I	A(p)	I			I
Mining	A	A	A	A	A	A	A	
Mobile Homes and Mobile Home Parks	A	A	A	A	A	I/A	A	A
Nonpoint Source Pollution	A(p)	I/A(p)	A(p)		I/A	A(p)	A(p)	I
Onsite Wastewater	I/A	A	I/A	A	A	A	A	A
Open Space Preservation	I/A(p)	I	I	A(p)	I	I/A(p)	I	I/A
Purchase of Development		I						I

	Town of Barrington	Town of Jerusalem	Town of Milo	Town of Pulteney	Town of Urbana	Town of Wayne	Village of Hammondsport	Village of Penn Yan
Rights								
Recreation	I	I/A(p)	I/A(p)	A(p)	I/A(p)	I/A(p)	I/A(p)	I/A
Riparian Buffers		I						
Road Layout & Design	A(p)	A	I/A	A(p)	I/A	A(p)	A	A
Road Ditching								
Senior Housing		I						
Sewer and Water Infrastructure	I	I/A	I/A	A	I/A	I	A	I/A
Sign Control	A	A	A	A	A	A	A	A
Sourcewater Protection (or wellhead protection)	A							I
Steep Slopes	I	I	A			A		A
Streambank Protection and Restoration	A(p)	I	A(p)		I/A(p)	A(p)		A
Stormwater Management and Drainage	I	I/A(p)	A(p)	A(p)	A(p)		A(p)	I/A
Traditional Neighborhood Development		I	I/A(p)					I/A
Transfer of Development Rights								
Transit Supportive Development		I			I	A(p)		I/A(p)
Vegetation Retention	I	I/A	I/A(p)		A(p)	A	A	I/A
Waste Storage			I	A			A	A
Watercourses, Permitted Uses of		I/A(p)					A(p)	

	Town of Barrington	Town of Jerusalem	Town of Milo	Town of Pulteney	Town of Urbana	Town of Wayne	Village of Hammondsport	Village of Penn Yan
Waterfront Development and Management	I/A(p)	I/A	I/A	A(p)				I/A
Wells								
Wetlands						A(p)		I

APPENDIX C: MUNICIPAL ZONING SCHEDULES

Town of Barrington Schedule A District Regulations							
District	Minimum Area per Dwelling Unit (acres)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Height (feet)
LRD³ With lake frontage	--	60	--	25 ² /20 ¹	8	8	35
LRD Without lake frontage	--	150	150	20 ¹	8	8	35
AR	1	150 ⁴	150 ⁴	40 ¹	25	10	35
HRD	2	200	200	50 ¹	25	50	35
FHD	An overlay district; any development must abide by district standards plus supplementary regulations of the flood hazard district.						
PPD	An overlay district; any development must be approved by the Planning Board (§§ 7.11 through 7.21)						
A. There shall be only one (1) dwelling unit per lot plus accessory buildings. B. Lots of record as of the effective date of this law shall be exempt from lot size requirements.		Notes: 1. Footage from the road right-of-way. 2. Footage from the high-water mark of the lake or the bank of a stream. 3. In a lake residential district, any lot abutting the lake will be at least sixty (60) feet wide. Those lots without lake frontage will be at least one hundred fifty (150) feet wide. 4. [Amended 10-11-1982 by L.L. No. 1-1982]					

Zoning Schedule of Yard and Lot Sizes, Town of Jerusalem, New York										
Districts	Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Structure Height ^a (feet)	Maximum Lot Coverage	Dwelling Size	
	Minimum Lot Size (sq. feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)			Stories	Minimum Square Footage
AGR Agriculture- Residential	1 acre	100	100	30	10	20	35	10%	1	600
									1.5	1,000
									2	1,200
R1 Residential- Lakeshore area	20,000 ¹	75	100	40 ^b	10	30 ^c	35	20%	1	600
									1.5	1,000
									2	1,200
R2 Residential-Public Sewers	5,000	50	75	30	10	20	35	20%	1	600
									1.5	1,000
									2	1,200
R3 Residential-Indian Pines	5,000 ^{d, 2} 20,000 ^{e, 3}	50	100	40 ^b	10	30 ^c	35	30%	1	600
									1.5	1,000
									2	1,200
B1 General Business	1 acre	150	--	40	30 ^f	75	35	20%	--	
Preexisting Lots: 1. When a person owns a preexisting lot of less than 20,000 square feet, they may apply for a permit to add or construct a new structure if the total proposed dwelling and structures do not cover over 20% of the lot, can meet all the setbacks mandated and meet all the wastewater regulations. 2. When a person owns a preexisting lot of less than 5,000 square feet, they may apply for a permit to add or construct a new structure if the total proposed dwelling and structures do not cover over 30% of the lot, can meet all the setbacks mandated and is connected to a public sewer. 3. When a person owns a preexisting lot of less than 20,000 square feet, not connected to a public sewer, they may apply for a permit to add or construct a new structure if the total proposed dwelling and structures do not cover over 20% of the lot, can meet all the setbacks mandated and meet all the wastewater regulations.						NOTES: a. Exceptions provided in Article IV, § 160-15B of the Zoning Code. b. For lots between the highway and the lake, this may be reduced to 15 feet to the high water line. c. For lots between the highway and the lake, this may be reduced to 20 feet. d. If connected to public sewer. e. If not connected to public sewer f. Total for the 2 side yards.				

Zoning Schedule of Bulk and Coverage Controls, Town of Milo, New York									
Districts	Minimum Lot Dimensions				Minimum Yard Dimensions			Maximum Height of Buildings (feet/stories)	Maximum Lot Coverage
	Minimum Lot Area (square feet)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard ³ (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)		
AC Agriculture Conservation	20,000	20,000	150	150	50	25 ^b	50	35/2.5	20%
AR Agriculture Residential	1 acre ^a	1 acre	150 ^d	150 ^d	50	25 ^b	50	35/2.5	10%
AMR Agriculture Multiple Residential⁴	40,000	40,000	150	150	50	25 ^b	50	35/2.5	10%
R Low Density Residential	20,000	20,000	100	150	35	15 ^c	30	35/2.5	20%
RR Resort Residential	20,000	20,000	100	150	40	15 ^c	30	28/2.0	20%
C Commercial-	20,000	--	100	150	75	None but at least 20 feet if provided ¹	25 ¹	60/4.0	70%
I Industrial	40,000	--	100	150	50	15 ^c	25 ²	60/4.0	70%
NOTES: 1. Where abutting residential zone, a planted or fenced buffer area at least six feet in height shall be provided. 2. Fifty feet from any R or RR Residential District. 3. Minimum front yard shall be measure from highway right-of-way. On any dead end street in a subdivision a minimum front yard of 35 feet shall be permitted 4. Not including multiple dwellings. a. [Amended 7-17-1978; 10-18-1982] b. In Agriculture Conservation (AC), Agriculture Residential (AR), and Agriculture Multiple Residence (AMR) Districts, there shall be two side yards with a total width of not less than 50 feet and the width of the narrower of the two side yards shall not be less than 25 feet. [Added 6-17-1985] c. In Residential (R), Resort Residential (RR) and Industrial (I) Districts, there shall be two side yards with a total width of not less than 30 feet and the width of the narrower of the two side yards shall not be less than 15 feet. [Added 6-17-1985] d. [Amended 9-15-1985]									

Town of Pulteney Land Use and Zoning Regulations Density Schedule						
District	Minimum Lot		Minimum Yard Setbacks*			Maximum Height
	Sq. Ft. Area	Width	Front (Road)	Rear (Lake)	Each Side	
#1**	15,000	75'	25'	25'	10'**	35'
#2	40,000	80'	25'	25'	10'	35'
#3	80,000	200'	50'	50'	50'	35'
#4	20,000	75'	25'	25'	10'	35'
<p>*NOTE: See paragraphs 501 and 503 of the Land Use and Zoning Regulations.</p> <p>**NOTE: See paragraph 410(d) of the Land Use and Zoning Regulations, applies to District #1 only. (Page 15).</p>						

Town of Urbana Town Code Ch. 105, Zoning Area and Bulk Regulations*									
District		Minimum Lot Size	Minimum Lot Width (feet)	Yard Depths			Maximum Lot Coverage	Maximum Height	
				Front Yard (feet)	Side Yard (feet)	Back Yard (feet)		Stories	(feet)
A	Residential	2 acres	250	50	20	50	20%	2½	35
	Nonresidential	2 acres	250						
R	Residential	10,000 sq. ft.	75	40	10	30	25%	2½	35
	Nonresidential	10,000 sq. ft.	75						
	Keuka shoreline	N/A	N/A	15	N/A	20			
B	Residential	N/A	N/A	35	20	20	50	3	40
	Nonresidential	10,000 sq. ft.	100						
I	Residential	N/A	N/A	50	25	50	35	3	40
	Nonresidential	30,000 sq. ft.	200						
F	Residential	N/A	N/A	50	25	50	10%	N/A	N/A
	Nonresidential	1 acre	150						
*Specific bulk regulations can be found in § 105-20 of the Zoning Code.									

Town of Wayne Land Use Regulations Allowable Densities						
District/Dwelling Type	Residential Uses		Any Allowed Use			Any Building Maximum Height
	Minimum:		Minimum Yard Depths			
	Lot Area per Dwelling Unit	Lot width	Front	Rear	Each Side	
LC (Land Conservation)						
Single-Family Dwelling	80,000 sq. ft.	300'	50'	50'	50'	34'
Mobile Home	80,000 sq. ft.	300'				
Modular Home	80,000 sq. ft.	300'				
AG-R (Agricultural-Residential)						
Single-Family Dwelling	40,000 sq. ft.	200'	50'	25'	25'	34'
Mobile Home	40,000 sq. ft.	200'				
Modular Home	40,000 sq. ft.	200'				
Two-Family Dwelling	22,500 sq. ft.	200'				
Multiple-Family Dwelling	17,000 sq. ft.	200'				
R-2						
Single-Family Dwelling	20,000 sq. ft.	100'	25'	15'	10'	34'
Mobile Home	20,000 sq. ft.	100'				
Modular Home	20,000 sq. ft.	100'				
Two-Family Dwelling	12,000 sq. ft.	100'				
Multiple-Family Dwelling	10,000 sq. ft.	100'				
R-1						
Single-Family Dwelling	10,000 sq. ft.	50'	25'	25'	10'	34'
Modular Home	10,000 sq. ft.	50'				
C & I						
Single-Family Dwelling	40,000 sq. ft.	200'	50'	25'	25'	34'
Mobile Home	40,000 sq. ft.	200'				
Modular Home	40,000 sq. ft.	200'				
Two-Family Dwelling	22,500 sq. ft.	200'				
Multiple-Family Dwelling	17,000 sq. ft.	200'				

Village of Hammondsport DENSITY CONTROL SCHEDULE										
District	Minimum Lot Size				Minimum Yard Dimensions			Maximum Lot Coverage Including All Accessory Buildings (percent)	Maximum Building Height	
	Residential		Nonresidential						(stories)	(feet)
	Area per Family (square feet)	Width at Building Line (feet)	Area (square feet)	Width at Building Line (feet)	Front Depth (feet)	Each Side Width (feet)	Rear Depth (Feet)			
LDR	20,000	150	20,000	150	35	20	50	20%	2½	30
MDR	5,000	50	10,000	100	25	12.5	25	30%	2½	30
LFDR [Added 8-9-1994 by L.L. No. 1-1994; amended 9-27-1995 by L.L. No. 6-1995]	3,500	35	10,000	100	25	12.5	25	50%	3	52
HDR	1,250	25	10,000	100	25	12.5	25	60%	3	35
B-1	No dwellings		10,000	100	25	15	25	60%	3	35
B-2	No dwellings		2,500	25	*	*	*	60%	3	35
I	No dwellings		15,000	100	50	25	50	35%	3	35
*None required, but if provided, shall be at least twelve and five-tenths (12.5) feet.										

Village of Penn Yan Chapter 202, Zoning Density Control Schedule [Amended 9-6-1993 by L.L. No. 4-1993; 10-19-1999 by L.L. No. 8-1998]										
District	Minimum Lot Area (per dwelling unit) (square feet)	Minimum Lot Width (feet)	Minimum Lot Area (other principal permitted uses) (square feet)	Yard Requirements			Maximum Lot Coverage (percent)	Building Height		Building Separation (feet)
				Front (feet)	Side (feet)	Rear (feet)		(feet)	(stories)	
R-1	10,500	70	3,000	30	10	20	40%	40	3	25
R-2	7,800	60	3,000	30	10	20	30%	40	3	25
RT	7,800	60	3,000	30	10	20	30%	40	3	25
VC	2,000	30	2,000	N/A	N/A	N/A	40%	75	5	25
GC	6,000	50	2,000	N/A	N/A	N/A	40%	40	3	0
WDC	(a)	(a)	(a)	(a)	(a)	(a)	(a)	(a)		(a)
I	N/A	N/A	N/A	N/A	N/A	N/A	70	40	3	0
PR	20,000	100	N/A	40	20	40	40	30	2	N/A
PB	2 acres	200	2 acres	50	50	50	60 (b)	40	3	100

NOTES:

- (a) See text description of use district dimensional requirements (§ 202-17C).
- (b) Up to a maximum of 80% with appropriate on-site engineering for stormwater retention.

APPENDIX D: SUMMARY OF LOCAL LAWS REVIEWED, BY MUNICIPALITY

Laws or Documents Applicable to More Than One Municipality	
(G/FL has photocopies of the following documents on file)	
Relevant Documents:	Reviewed
Keuka Watershed Improvement Cooperative. December 9, 1993	Yes
Steuben County, New York Agricultural Expansion and Development Plan (year unknown)	Yes
Yates County, New York Agricultural Development and Farmland Enhancement Plan (2004)	Yes

Town of Barrington	
(G/FL has photocopies of the following municipal code chapters on file)	
Relevant Local Law Documents:	Reviewed
Comprehensive Plan, 1976	
Comprehensive Plan, Draft 7/18/2007	Yes
Zoning Map, undated	Yes
Zoning Code	Yes
L.L. No. 2-1980, Zoning Code, last amended by L.L. No. 1-1996	Yes
L.L. No. 1-1987, Enforcement of NYS Uniform Fire Prevention and Building Code	Yes
L.L. No. 2-1987, Flood Damage Prevention Ordinance	Yes
L.L. No. 2-1989, Amendments to Flood Damage Prevention Ordinance	Yes
L.L. No. 2-1990, Dog Control	Yes
L.L. No. 2-1992, Regulation of Junkyards	Yes
L.L. No. 1-1993, Wastewater Management	Yes
L.L. No. 1-1996, Amendments and Additions to L.L. No. 2-1980	Yes
L.L. No. 1-1998, Coordinated Assessment Program w/Town of Starkey	Yes
L.L. No. 2-1998, Dundee Wellhead District	Yes
Keuka Lake Uniform Docking and Mooring Law	Yes

Town of Jerusalem	
(G/FL has photocopies of the following municipal code chapters on file)	
Relevant Local Law Documents:	Reviewed
Comprehensive Plan, 2006	Yes
Zoning Map, undated, town is working on new map	Yes
Ch. 39 of Town Code: Planning Board	Yes

Town of Jerusalem	
Ch. 79 of Town Code: Driveways	Yes
Ch. 87 of Town Code: Flood Damage Prevention	Yes
Ch. 93 of Town Code: Highway Specifications	Yes
Ch. 98 of Town Code: Junkyards	Yes
Ch. 104 of Town Code: Mobile Homes and Mobile Home Parks	Yes
Ch. 107 of Town Code: Noise	Yes
Ch. 131 of Town Code: Sewers	Yes
Ch. 140 of Town Code: Streets & Sidewalks	Yes
Ch. 147 of Town Code: Vessels, Mooring of	Yes
Ch. 150 of Town Code: Wastewater Management	Yes
Ch. 152 of Town Code: Water	Yes
Ch. 160 of Town Code & amendments: Zoning Ordinance	Yes

Town of Milo	
G/FL has a digital (PDF) version of the entire Town Code.	
Relevant Local Law Documents:	Reviewed
Comprehensive Plan, 1971 (plan is currently being rewritten according to town website)	Yes
Zoning Map, adopted 1974, reprinted 1986	Yes
Ch. 1 of Town Code: General Provisions	Yes
Ch. 5 of Town Code: Appearance Tickets	Yes
Ch. 13 of Town Code: Ethics	Yes
Ch. 19 of Town Code: Investment Policy	Yes
Ch. 25 of Town Code: Officers and Employees	Yes
Ch. 29 of Town Code: Planning Board	Yes
Ch. 33 of Town Code: Procurement Policy	Yes
Ch. 39 of Town Code: Records	Yes
Ch. 45 of Town Code: Smoking	Yes
Ch. 59 of Town Code: Animals	Yes
Ch. 66 of Town Code: Building Construction and Fire Prevention	Yes
Ch. 69 of Town Code: Buildings, Numbering of	Yes
Ch. 72 of Town Code: Buildings, Unsafe	Yes
Ch. 80 of Town Code: Checks, Returned	Yes
Ch. 83 of Town Code: Docking and Mooring	Yes
Ch. 85 of Town Code: Farming	Yes
Ch. 87 of Town Code: Fees	Yes
Ch. 90 of Town Code: Flood Damage Prevention	Yes

Component 1 of the Keuka Lake Looking Ahead Project

Ch. 98 of Town Code: Junkyards	Yes
Ch. 110 of Town Code: Sewers	Yes
Ch. 114 of Town Code: Streets & Sidewalks	Yes
Ch. 120 of Town Code: Subdivision of Land	Yes
Ch. 124 of Town Code: Taxation	Yes
Ch. 130 of Town Code: Vehicles, Outdoor Storage of	Yes
Ch. 134 of Town Code: Wastewater Management	Yes
Ch. 136 of Town Code: Water	Yes
Ch. 140 of Town Code: Zoning	Yes
Appendix: Ch. A144 – Himrod Water District; Ch. A145 Lake Levels	Yes

Town of Pulteney	
(G/FL has a copy of the following documents and code chapters on file.)	
Relevant Local Law Documents:	Reviewed
Zoning Map (included in Land Use and Zoning Regulations)	Yes
Land Use and Zoning, last amended by L.L. No. 1-2003	Yes
Subdivision Regulations, last amended by L.L. No. 2-1996	Yes
L.L. No. 1-1992, Town of Pulteney Watershed Law (repealed by L.L. No. 7-1992)	Yes
L.L. No. 3-1992, Amending Dog Control Law (L.L. No. 1-1979)	Yes
L.L. No. 4-1992, Governing the Mooring of Vessels within 500 feet from shore	Yes
L.L. No. 6-1992, Wastewater Management	Yes
L.L. No. 2-1993, “Right to Farm”	Yes
L.L. No. 3-1993, Dump and Disposal Law	Yes
L.L. No. 1-2006, Highway Construction and Dedication	Yes
L.L. No. 3-2006, Amend L.L. No. 3-1992 – Dealing with Enforcement Procedure and Penalties of Dog Law	Yes
L.L. No. 4-2006, Providing for the Administration and Enforcement of the NYS Uniform Fire Prevention and Building Code	Yes
L.L. No. 5-2006, Limiting the Public Use of Certain Areas	Yes
L.L. No. 1-2007, Outdoor Woodburning Furnace Moratorium	Yes
L.L. No. 6-2006, Keuka Lake Uniform Docking and Mooring Law	Yes

Town of Urbana	
(G/FL has a copy of the following documents and code chapters on file.)	
Relevant Local Law Documents:	Reviewed
Zoning Map (included with Town Code)	Yes
Town of Urbana and Village of Hammondsport Joint Comprehensive Plan, 2004	Yes

Town of Urbana	
Ch. 1 of Town Code: General Provisions	Yes
Ch. 2 of Town Code: Alternate Members	Yes
Ch. 3 of Town Code: Appearance Tickets	Yes
Ch. 5 of Town Code: Code Enforcement Officer	Yes
Ch. 7 of Town Code: Defense and Indemnification	Yes
Ch. 10 of Town Code: Ethics, Code of	Yes
Ch. 16 of Town Code: Officers and Employees	Yes
Ch. 18 of Town Code: Planning Board	Yes
Ch. 23 of Town Code: Records Management	Yes
Ch. 25 of Town Code: Retirement Incentive Program	Yes
Ch. 28 of Town Code: Superintendent of Highways	Yes
Ch. 37 of Town Code: Beaches and Boating	Yes
Ch. 43 of Town Code: Campgrounds	Yes
Ch. 47 of Town Code: Dogs	Yes
Ch. 52 of Town Code: Excavations	Yes
Ch. 55 of Town Code: Fees	Yes
Ch. 57 of Town Code: Fire Prevention and Building Construction	Yes
Ch. 59 of Town Code: Flood Damage Prevention	Yes
Ch. 61 of Town Code: Games of Chance	Yes
Ch. 69 of Town Code: Manufactured Homes and Manufactured Home Parks	Yes
Ch. 71 of Town Code: Noise	Yes
Ch. 72 of Town Code: Notification of Defects	Yes
Ch. 74 of Town Code: Numbering of Structures	Yes
Ch. 76 of Town Code: Peddling and Soliciting	Yes
Ch. 78 of Town Code: Property Maintenance	Yes
Ch. 81 of Town Code: Records, Public Access to	Yes
Ch. 86 of Town Code: Signs	Yes
Ch. 88 of Town Code: Site Plan Review	Yes
Ch. 91 of Town Code: Streets and Sidewalks	Yes
Ch. 93 of Town Code: Subdivision of Land	Yes
Ch. 97 of Town Code: Taxation	Yes
Ch. 101 of Town Code: Vehicles and Traffic	Yes
Ch. 103 of Town Code: Wastewater Management	Yes
Ch. 104 of Town Code: Watershed Regulations	Yes
Ch. 105 of the Town Code, Zoning	Yes
Keuka Lake Uniform Docking and Mooring Law	Yes

Town of Wayne	
(G/FL has a copy of the following documents and code chapters on file.)	
Relevant Local Law Documents:	Reviewed
Zoning Map, 1980 (included with Land Use Regulations)	
Comprehensive Plan, date unknown, currently being updated	Yes
L.L. 2-2005: Subdivision Regulations	Yes
L.L. 1-2004: Land Use Regulations	Yes
L.L. 4-2006: Wastewater Management Regulation for the Town of Wayne (KWIC)	Yes
L.L. 3-2006: Wastewater Management for the Lamoka-Waneta Lakes Protection and Rehabilitation District properties	Yes
L.L. 5-2005: Condominium Conversion (Related to Property Taxes)	Yes
L.L. 5-2006: Keuka Lake Uniform Docking and Mooring Law	Yes

Village of Hammondsport	
(G/FL has photocopies of the following documents and code chapters on file)	
Relevant Municipal Planning and Local Law Documents:	Reviewed
Zoning Map (included with Village Code chapters)	Yes
Town of Urbana and Village of Hammondsport Joint Comprehensive Plan (never adopted)	No
Comprehensive Development Plan: Village of Hammondsport, New York (1967)	Yes
Ch. 21 of Village Code – Shade Tree Committee	Yes
Ch. 29 of Village Code – Addressing Plan 9-1-1	Yes
Ch. 35 of Village Code – Beaches and Vessels	Yes
Ch. 42 of Village Code – Building Construction	Yes
Ch. 43 of Village Code – Building Code Administration	Yes
Ch. 51 of Village Code – Docking and Mooring	Yes
Ch. 60 of Village Code – Fire Prevention	Yes
Ch. 63 of Village Code – Flood Damage Prevention	Yes
Ch. 76 of Village Code – Littering	Yes
Ch. 81 of Village Code – Noise	Yes
Ch. 89 of Village Code – Property Maintenance	Yes
Ch. 94 of Village Code – Recycling	Yes
Ch. 96 of Village Code – Site Plan Review	Yes
Ch. 98 of Village Code – Skateboards and Rollerblades	Yes
Ch. 100 of Village Code – Street Openings and Work Permits	Yes
Ch. 102 of Village Code – Streets and Sidewalks	Yes
Ch. 104 of Village Code – Subdivision of Land	Yes
Ch. 110 of Village Code – Unsafe Buildings	Yes

Ch. 112 of Village Code – Vehicles, Abandoned and Junked	Yes
Ch. 115 of Village Code – Vehicles and Traffic	Yes
Ch. 117 of Village Code – Wastewater Management	Yes
Ch. 118 of Village Code – Water	Yes
Ch. 119 of Village Code – Water Backflow	Yes
Ch. 122 of Village Code – Zoning	Yes

Village of Penn Yan	
(G/FL has photocopies of the following municipal code chapters on file)	
Relevant Local Law Documents:	Reviewed
Comprehensive Master Plan, 2000	Yes
Zoning Map, dated 2000	Yes
Ch. 23 of Village Code – Planning Board	Yes
Ch. 37 of Village Code – Abandoned Vehicles	Yes
Ch. 56 of Village Code – Brush, Grass and Weeds	Yes
Ch. 57 of Village Code – Buildings, Numbering of	Yes
Ch. 58 of Village Code – Buildings, Unsafe	Yes
Ch. 60 of Village Code – Burning, Outdoor	Yes
Ch. 64 of Village Code – Cemeteries	Yes
Ch. 80 of Village Code – Dogs and Other Animals	Yes
Ch. 88 of Village Code – Fair Housing	Yes
Ch. 92 of Village Code – Fire Prevention and Building Construction	Yes
Ch. 98 of Village Code – Flood Damage Prevention	Yes
Ch. 110 of Village Code – Preservation of Historic Areas	Yes
Ch. 111 of Village Code – Historic Property Tax Exemption	Yes
Ch. 114 of Village Code – Housing Standards	Yes
Ch. 124 of Village Code – Noise	Yes
Ch. 132 of Village Code – Parks & Playgrounds	Yes
Ch. 158 of Village Code – Sewers	Yes
Ch. 162 of Village Code – Site Plan Review	Yes
Ch. 170 of Village Code – Solid Waste	Yes
Ch. 174 of Village Code – Streets and Sidewalks	Yes
Ch. 176 of Village Code – Subdivision of Land	Yes
Ch. 186 of Village Code – Vehicles, Abandoned	Yes
Ch. 190 of Village Code – Vehicles and Traffic	Yes
Ch. 194 of Village Code – Wastewater Management	Yes
Ch. 198 of Village Code – Water	Yes
Ch. 202 of Village Code – Zoning	Yes

Village of Penn Yan	
Design and Construction Standards for Land Development	Yes
Keuka Lake Uniform Docking and Mooring Law	Yes