

Sustainable Keuka Lake Municipal Handbook

Revised March, 2016

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ISSUES IN THE KEUKA LAKE WATERSHED

WATER QUALITY

Water quality is defined as the chemical, physical, biological, and radiological characteristics of water. Water quality can be made worse by a variety of pollutants, or it can be enhanced by either preventing or filtering those pollutants.

The water quality in Keuka Lake is rated as AA. This is a very high standard, requiring only minimal treatment of the water for use by humans. This high standard of water quality (which we rely on for drinking, fishing, agriculture, and recreational purposes) can only be sustained by ensuring that the natural functions of the land surrounding Keuka are protected and by minimizing the impact of human development on those functions. Protecting water quality requires a commitment to creating a sustainable built environment and preserving the natural resources and environment in the watershed.

increasing quality						
Water Rating	D	C	B	A	AA	N
Best Usages	Fishing	Recreation Fishing	Drinking Water (with extensive treatment) Food Processing Recreation Fishing	Drinking Water (with moderate treatment) Food Processing Recreation Fishing	Drinking Water (with minor treatment) Food Processing Recreation Fishing	Enjoyment of water in natural condition Drinking water (without treatment) Food Processing Recreation Bathing Fishing

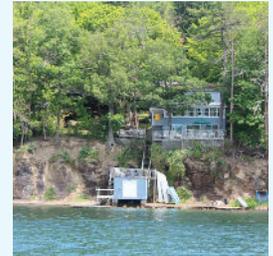
Sustainable Built Environment

The built environment impacts water quality by 1) preventing the natural environment from performing its natural functions, and 2) by introducing pollutants and erosion of sediment into the waterways.

Sustainable building is the act of designing and building with the environment in mind:

- Building compact, efficient communities that minimize the effect on natural processes,
- Reducing the removal of the natural landscape through excessive grading and filling or tree and vegetation cutting,
- Reducing impacts from individual properties such as stormwater runoff, erosion, pesticide/fertilizer use, etc.,
- Using building materials that are sustainably produced, from the region if possible,
- Creating energy efficient homes and other buildings

Ensuring that new development is built with sustainability in mind will help minimize the impact of development on water quality in the Keuka Lake Watershed.



Natural Resources & Environment

The natural resources and environment in the watershed play a large part in retaining high water quality. Soils and vegetation were built to naturally soak in, store, and filter water, providing water resources for vegetation and clean water for streams and lakes.

The built environment interferes with this process, removing the functional pieces of the environment and introducing pollutants. When it rains, water runs over the ground, picking up pollutants such as fertilizers, car oils, other chemicals, soil, debris, etc, and carries them into the streams and eventually into Keuka Lake.

However, the ground soaks up water that runs over it and reduces pollutants by filtering the water through layers of soil. Preserving the ability of the environment to perform its natural functions is an effective way to retain and improve water quality in the Keuka Lake Watershed.



LOCAL CHARACTER

The local character of the Keuka Lake Watershed draws residents and tourists alike. Preserving the distinctive character of the Keuka Lake Watershed will mean both protecting the desirable characteristics of existing development as well as welcoming appropriate new development that respects the local character. The existing character is strongly rooted in abundant and beautiful scenic views of farm and forest environments, small hamlet and village developments, and a rich cultural heritage.

Scenic Views

The scenic views surrounding the lake provide vast, impressive landscapes that provide an enhanced quality of life, a healthy living environment, and an incredibly desirable location for living and visiting. Many of the views in the Keuka Lake Watershed include important natural and cultural resources, like the lake and its rolling hills of farmland and forests. While a changing landscape is to some extent inevitable, protecting the high priority scenic views in the watershed will be vital to retaining the local character of the Keuka Lake Watershed.

Small Towns and Villages

The handful of villages and hamlets in the Keuka Lake Watershed provide a place for many residents to live, work, shop, and recreate. These areas follow a tradition, compact neighborhood development pattern, placing many uses within walking distance of one another and providing a scale of denser development that allows the local economy to thrive. The rural atmosphere in the rest of the watershed is very traditionally rural; there is no strip mall or other suburban development that is characteristic of larger cities. Instead, there are mostly farms and forest with a few homes and small businesses. Preserving the traditional rural and small village setting of the area is essential to retaining the existing local character of the Keuka Lake Watershed.

Historic Resources

The Keuka Lake Watershed has a wealth of historic and heritage sites and buildings. These create a connection for people to the history of the area, both for residents who are proud of and invest in their community and for tourists who come to explore and vacation in the area. Protecting and promoting these historic assets will greatly enhance the local character of the Keuka Lake Watershed.



ECONOMIC SUSTAINABILITY

Building upon the unique assets afforded by this area will help retain the economic successes of the current and future watershed community. The conditions in the Keuka Lake Watershed strongly reflect an agricultural and rural/resort tourism economy.

Agriculture

Agriculture is a major economic influence throughout the watershed, providing jobs, tourism opportunities, and a stable tax base. While development pressures in the area are not great, incremental development will take viable and profitable farm land out of production over time.

Tourism

Another large economic influence is the tourism industry. This industry relies heavily on the water quality of the lake due to the presence of recreational opportunities on or near the water. Tourism is also heavily intertwined with the agricultural industry which provides other recreational activities and products such as wineries, breweries, farm tours, and culinary specialties.



BEST PRACTICES FOR THE KEUKA LAKE WATERSHED

WHAT ARE BEST PRACTICES?

Best practices is a term used to describe a tool or strategy used to address a problem. A best practice could be a legal tool or a general outlook, approach, or strategy used to anticipate and resolve problems.

The best practices listed here are meant to inform and educate municipal leaders and residents about wide-reaching strategies that have been successful in protecting the natural and built environments in other similar municipalities and regions.

Each strategy is meant to address one or more of issues listed in the previous section, and they can all be used in conjunction with one another. There are educational and legal mechanisms for implementing each of these strategies. You will find tools such as educational materials and model laws for each strategy detailed in the next section.

Environmental Protection as Economic Development

Protecting the natural resources of the watershed is a form of economic development for watershed communities. People choose this area for their permanent homes and seasonal vacations. Many of them choose this area specifically because the Keuka Lake Watershed has excellent water quality and natural amenities that are beautiful and functional. Capitalizing on the excellent quality of the local natural resources so that people continue to live and visit the area will ensure an economic base for the community.

Natural Resource Protection

The environment functions as a natural water management system, providing clean water and stormwater management for all of the watershed communities. Protecting those functions is essential to preserving the high quality of water in the Keuka Lake Watershed. Allowing the natural resources to be removed or degraded, even in small incremental pieces, will lead to a decline in water quality. New development can occur while still protecting these resources by first identifying sensitive areas such as slopes, streams, habitats, and wetlands that are unsuitable for development, then building in a way that avoids impacting those critical areas.

Open Space Preservation

Open spaces provide an excellent quality of life for the community. Forests, streams, fields, and lakes contribute substantial aesthetic resources along with improved air quality, water quality, recreational and economic opportunities. Retaining the existing large, contiguous bodies of open space will enhance the local rural character of the watershed as well as the potential for economic successes in both agriculture and tourism.

Viewshed Protection

The views in the Keuka Lake Watershed provide incredible scenic beauty and quality of life for residents and visitors alike. The landscape as a whole is unique and an important part of the local character and economy. To preserve these incredible assets, each community can start by identifying the specific views that the community values and prioritizing them to determine which views are most important. Then, new developments can be considered along with the community values.



Preserving Agriculture

Reserving land for agricultural uses will retain the rural heritage of the area and will also provide a stable economic base for watershed communities. Because agriculture also contributes to the tourism economy, the effects of preserving agriculture are multi-fold. Even with the low development pressures in the region, prioritizing agriculture as a foundational element in many of the watershed communities will help the feasibility and sustainability of agricultural endeavors.

Smart Growth

Smart Growth is about directing development in a way that makes both financial and environmental sense for the community. It allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the economic sustainability of small villages and hamlets, while protecting agricultural and natural resources. Without prior planning new development may occur in a way that requires more public funds to build and maintain infrastructure, incrementally degrades natural resources, endangers farmlands and alters the small town atmosphere that so many residents and visitors enjoy.

Green Infrastructure

Green Infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events that carry pollutants and sediment into the streams and lakes. Preserving essential functions of the environment is an effective approach to water quality management. However, new or retrofit developments can also use green infrastructure techniques to mitigate their anticipated impact by reducing the amount of impervious surfaces they use or by managing water on-site through the restoration of the natural functionality of the land.

Historic Preservation

A regional or municipal wide strategy to identify and prioritize the many historic assets around the Keuka Lake Watershed is an effective way to bring the unique cultural history of the area to the forefront of development decisions. Community input and ownership of the values of these assets are critical to the success of historic preservation.

LEGAL TOOLS FOR THE KEUKA LAKE WATERSHED

WHAT ARE LEGAL TOOLS?

Legal tools are legally binding options that municipalities and/or residents can implement to preserve characteristics of land. These actions can be as involved as a municipality purchasing the rights to development to ensure land goes undeveloped or as non-invasive as allowing creative subdivisions to ensure the preservation of open space. Below is highlighted some legal tools that municipalities should consider using. Expanded information can be found in the resources section.

Conservation Easements

Conservation easements are permanent legal agreements entered into by a land owner and a state/local government or non-profit (such as a land trust). The agreement clearly lays out what is to be preserved on the land and what activities will be permitted or banned on the property and where. As such, the land owner often receives a tax incentive and the government or non-profit involved in the agreement maintain, monitor and enforce the conservation easement. This legal action is recorded on the deed and is binding for all future owners of the land. Conservation easements can take many different shapes including donation or purchase of land. Each easement can accomplish different purposes, from reducing development pressures to protecting sensitive environmental areas, to mitigating negative impacts of nearby developments.



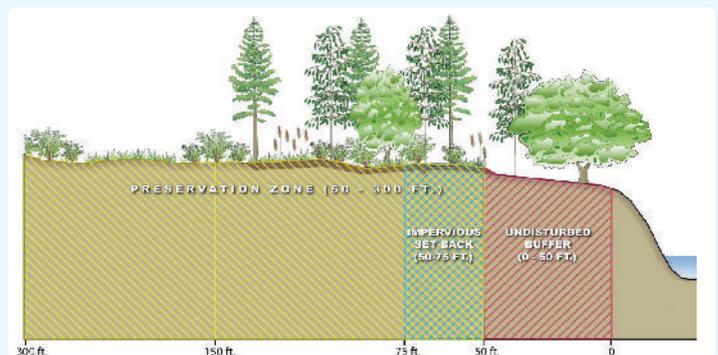
Purchase of Development Rights (PDR)

Purchase of Development Rights is a type of conservation easement in which a government entity or conservation non-profit can purchase the rights to develop land, therefore maintaining the land as open space or agricultural while also maintaining the taxes associated with open space or agricultural. New York State currently has a competitive PDR program in which land owners can be reimbursed up to 87.5% of the value of the development rights on their land through the acquisition of an agricultural conservation easement. The goal of the program is to keep the taxes low for owners of large amounts of agricultural land while ensuring the land is retained for agricultural purposes.



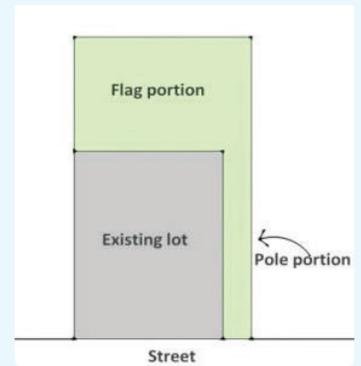
Stream Buffer Setbacks

Creating buffers around streams from development will help to prevent erosion and sedimentation into the streams and protect the overall quality of the water running through the stream and eventually into the lake. Stream buffers can be adopted through a stream buffer setback ordinance adopted by the town or village board as an amendment to the current zoning law and/or its own stand-alone land use law. Adoption of a stream buffer setback law would require the planning boards to consider development restrictions next to streams while reviewing and approving site plans. The law would be enforced, like any other land use regulation, by a municipal code enforcement officer. Stream buffer setbacks can also be applied to agricultural uses asking that grazing of livestock occur no closer than 50 feet to a stream.



Flag Lots

Allowing for more creative use of lands during subdivision, can help to maintain agricultural lands and open space. Often municipalities will “outlaw” flag lots by requiring through their zoning law bulk and density table that parcels maintain a large road frontage (150’-250’). A municipality can allow that a parcel be created that looks like a flag that requires a minimum of 150-200’ at the building line, but road frontage of only 25’-50’ (depending on municipalities requirements for private roads). Allowing flag lots, often keeps remaining lands square without nooks and crannies; thus easier to farm and less cut up. Two adjacent flag lots mirroring each other and/or the existing lots can also be required to share driveways, minimizing curb cuts along rural roads and maintaining the rural character without the appearance of residential growth. Flat lots can help to allow residential growth, while hiding the visual impact of that growth.



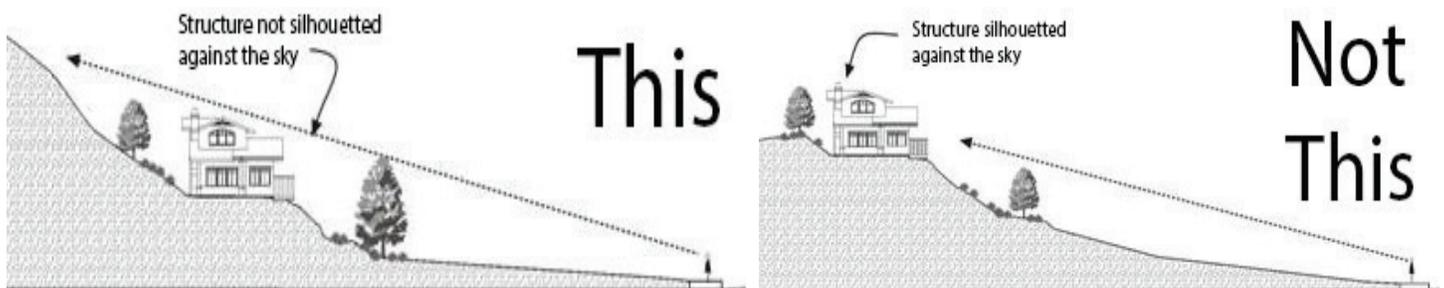
Steep Slope Limitations & Ridgeline Overlay Zones



Developing on steep slopes can cause a myriad of issues. Not only can it destroy a beautiful view it causes an increase in erosion which in turns causes sedimentation and other pollution to run into the lake and wash out roads. Simple measures within the normal zoning law can be development to limit development on slopes above 15% grade (see resources for sample steep slopes laws).

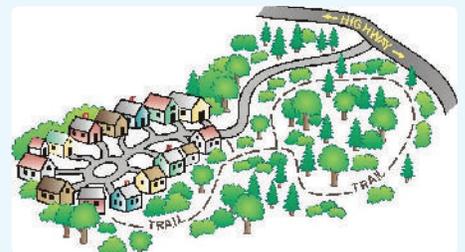
Another means to protect the steep slopes is to identify the slopes (ridgelines) and create a new zone. The new zone would then overlay the normal zoning map. The way overlay zoning works, is that the “Ridgeline or Slope Zoning Overlay” would have certain conditions that

must be met for development regardless of whether it is a residential zone, commercial zone or industrial zone. Essentially requiring development to meet certain standards based on the topography of the land and to protect the most critical areas from development.



Cluster Subdivision

Cluster Subdivision is a subdivision law that is incorporated into local zoning/subdivision regulations to allow developers of major subdivisions (creating more than five new parcels) to have a reduction in normal setback requirements or lot coverage in exchange for the preservation of open space within the subdivision. Meaning, a developer can choose to place homes closer together, or more densely as long as they set aside a pre-determined amount of land to be permanently reserved as green space/open space. The adopted regulation can specifically set out the measures and requirements or it can be left up to the planning board as negotiation tool with the developer.



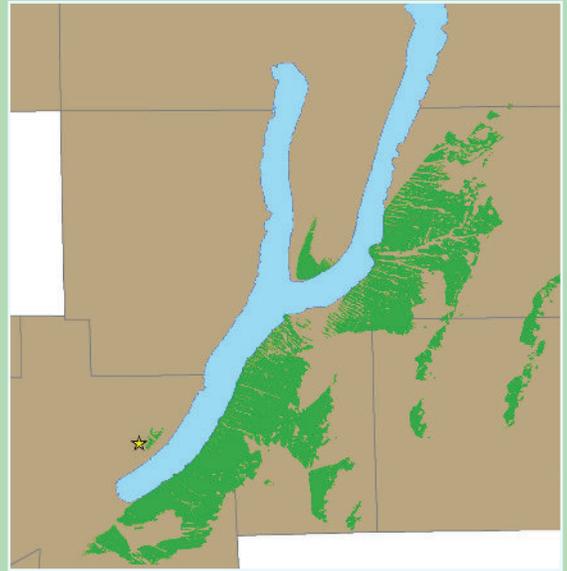
ISSUE HIGHLIGHT: HIGH PRIORITY VIEWSHEDS

WHAT IS A VIEWSHED?

A 'viewshed' is the area on the ground, hills, lakes, and trees that you can see from a given location.

For example, the picture to the right shows the viewshed from Bully Hill Vineyards. The brown area represents the municipalities around the lake. The green areas represent everything you can see when you stand on the vineyard property (located at the yellow dot).

This shows that from the vineyard location, you can see much of the banks on the eastern side of the lake, over half way up the lake, you can see the west side of the bluff point, and you can see the tops of the hills further out looking east.



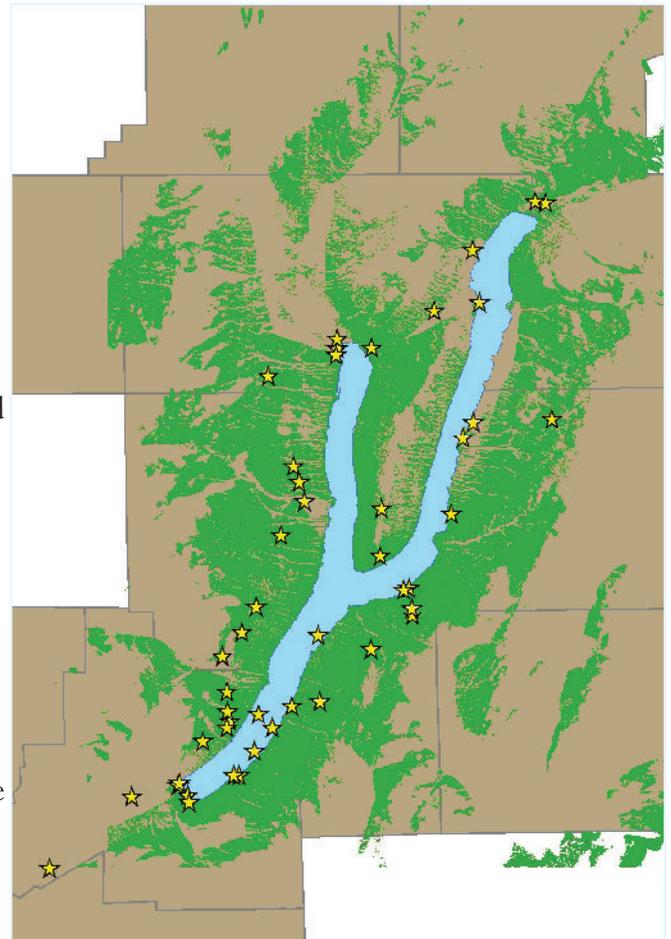
ABUNDANCE OF SCENIC VIEWSHEDS

One of the major strengths of the Keuka Lake Watershed area is the incredible amount of viewsheds around all sides of the lake. The steep slopes and water features along with unique landmarks such as the bluff provide endless opportunities for gazing at our spectacular landscape.

Throughout this planning process, many viewsheds were identified by the LULA group, summer interns, student workshop classes, and residents and municipal leaders who identified over 60 views around the watershed. One workshop class identified the major components that make up many of the scenic views including the site potential, desirable characteristics, and undesirable characteristics for each view, allowing them to rank and order all of the viewsheds.

If we were to map all of the views around the Keuka Lake Watershed, it would look something like the picture to the right. The pink represents all of the areas that are viewed from all of the scenic vantage points throughout the watershed. How could we protect all of these views while still allowing for development? Realistically, we cannot protect every scenic view to the maximum extent. We can, however, protect many views throughout the area, especially views that residents have collectively deemed as the 'most important'.

We must first choose those views that are most important to us. Then we should determine which aspects of the scenic landscape we most want to retain and those that we are willing to enforce through guidelines and regulations. (Examples of such guidelines are on Pages 10-11.)

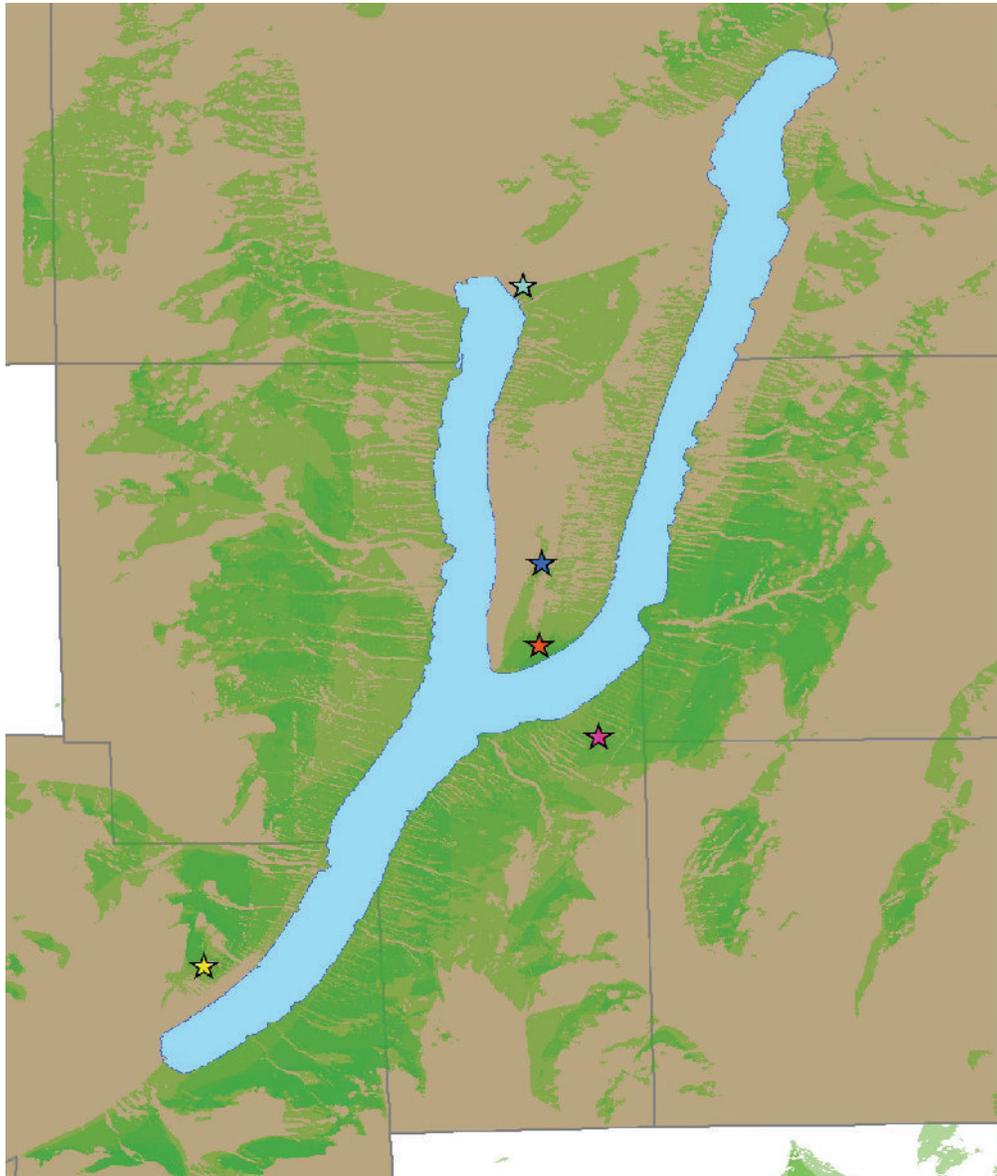


VIEWSHED PRIORITIZATION

The LULA group held a training for residents and municipal leaders within the Keuka Lake Watershed. Attendees participated in an activity designed to review some of the major viewsheds within the watershed area and prioritize the best of the best. People looked at pictures of over 20 major viewsheds and voted on the relative priority and importance of each view. Participants could label each view as either: TOP PRIORITY view, One of the best views ; MEDIUM PRIORITY view, Unique - but not the best ; LOW PRIORITY view, Good View - but not very unique or important.

The results were analyzed, and the top 5 viewsheds with the highest scores were mapped to show the areas in the watershed that should be considered priorities (below). All views were overlaid on top of one another to show areas that are in multiple viewsheds.

TOP VIEWSHEDS IN THE KEUKA LAKE WATERSHED



- ★ #1. GARRETT MEMORIAL CHAPEL
- ★ #2. ESPERANZA MANSION
- ★ #3. KEUKA HILL ROAD
- ★ #4. BULLY HILL VINEYARDS
- ★ #5. SKYLINE DRIVE

This top priority list and map (above) is more manageable than the list of all viewsheds represented on page 10. You will notice by looking at the map, the areas that are darker in shade are areas that can be seen from multiple views, these areas are most important to protect. All areas in green are part of the “Priority Viewshed Area”.

Part of what makes Keuka Lake so special are these fantastic views. By prioritizing views across the watershed, municipalities can work together to collectively adopt and enforce viewshed protection and maintain and protect the important the views around the entire watershed.

TOOL HIGHLIGHT: DESIGN GUIDELINES

WHAT ARE DESIGN GUIDELINES?

A design guideline is a tool that a municipality can use to guide and shape the visual impacts of new development. This could be particularly useful in the Keuka Lake Watershed because of the vast scenic and aesthetic resources that the residents and municipal leaders wish to protect.

Design guidelines are created to ensure that new development respects the existing and desired local character. Examples of design guidelines include locating new development in less conspicuous places on a building site, requiring vegetation to soften the look of a new development, making sure that the scale of new development is in line with the surrounding buildings and natural environment, or making sure that the colors or lighting of new development is in line with the area's visual and rural character.

Design Guidelines could be used by town or planning boards to educate developers and request certain visual preferences in new developments. They could also be adopted and used more formally as part of a town or village's zoning code to require certain visual elements in new developments.

WHAT ARE VISUAL IMPACTS IN THE KEUKA LAKE WATERSHED?

The visual impacts that are of concern in the Keuka Lake Watershed predominantly included new developments such as homes or buildings that are bigger or brighter than their surrounding homes, located in a way that dominates the scenic beauty of an area, or removes more vegetation than is desired. While there is little development pressure around the watershed, incremental developments add up over time and have a substantial collective impact. Examples of the potential for impacts are detailed on these two pages.

DESIGN GUIDELINES SURVEY RESULTS

The LULA group held a training for residents and municipal leaders within the Keuka Lake Watershed. Attendees participated in an activity designed to gauge interest establishing certain kinds of design guidelines within the watershed area. People viewed pictures with a variety of visual impacts that could occur in the watershed, and voted on whether or not they would like to see guidelines to address those potential impacts. Public input responses to each potential design guideline are included on these two pages.

Participants could vote one of three ways:

RESIDENT INPUT

1. The potential negative impacts from this development design factor are great enough that: I would support its regulation in ALL AREAS OF THE WATERSHED.
2. The potential negative impacts from this development design factor are great enough that: I would support its regulation ONLY in HIGH PRIORITY VIEWSHED areas.
3. The potential negative impacts from this development design factor are: NOT great enough for me to support their regulation.

SIZE & SCALE

Much of the built environment in the watershed, especially in the towns, is characteristic of a small, quiet, farming area. The character of much of the lake shore is small cottages, with agricultural buildings and residences on the hillside. Some of the newer development in the area is trending towards larger scales. It will be important for residents to determine the scale and size that they desire.



Trend towards bigger scale



Trend towards smaller scale

RESIDENT INPUT

67%

I would support its regulation in ALL AREAS OF THE WATERSHED.

29%

I would support its regulation ONLY in HIGH PRIORITY viewshed areas.

4%

The potential negative impacts are NOT great enough for me to support their regulation.

SITING

The placement of new development can impact a viewshed by either blending with the surroundings or drawing attention to itself by conspicuous placement on the hillsides or lakesides.



Conspicuous Siting



Inconspicuous Siting

RESIDENT INPUT	57%	I would support its regulation in ALL AREAS OF THE WATERSHED.	35%	I would support its regulation ONLY in HIGH PRIORITY viewshed areas.	8%	The potential negative impacts are NOT great enough for me to support their regulation.

LANDSCAPING

A lack of vegetation can increase the impact of new development by increasing the amount of that development that you are able to see. Retaining existing vegetation, or requesting that additional landscaping be provided will soften the impact of development by hiding less desirable features, creating softer edges to buildings, and by minimizing the scale or coloring that does not naturally blend in.



Minimal Landscaping

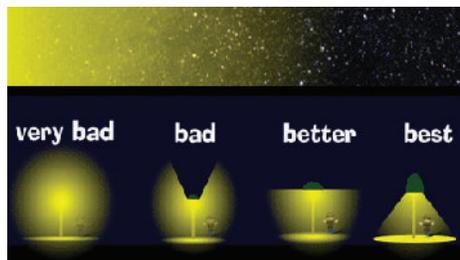


Increased Landscaping

RESIDENT INPUT	43%	I would support its regulation in ALL AREAS OF THE WATERSHED.	49%	I would support its regulation ONLY in HIGH PRIORITY viewshed areas.	9%	The potential negative impacts are NOT great enough for me to support their regulation.

LIGHTING

Good lighting design can provide safety, ease of access, and information. Inappropriate lighting can direct unnecessary light to the night sky, making it harder to see. The excellent skies in the area are a strong part of the rural character. Ensuring that new lights are designed well will protect this valuable asset.



Relationship of lighting direction and light pollution



RESIDENT INPUT	73%	I would support its regulation in ALL AREAS OF THE WATERSHED.	20%	I would support its regulation ONLY in HIGH PRIORITY viewshed areas.	6%	The potential negative impacts are NOT great enough for me to support their regulation.

COLOR

The colors of new developments can either blend in with the natural environment surrounding it, trend towards similar colors of nearby developments, or stand out from everything around it.



Colors that blend in less



Colors that blend in more

RESIDENT INPUT	31%	I would support its regulation in ALL AREAS OF THE WATERSHED.	39%	I would support its regulation ONLY in HIGH PRIORITY viewshed areas.	31%	The potential negative impacts are NOT great enough for me to support their regulation.

TOOL HIGHLIGHT: ONLINE MAP VIEWER

How-To Guide

MAP VIEWER CAN BE FOUND AT: WWW.SUSTAINABLEKEUKA.NET

WHAT IS IT?

The online map viewer has been created to assist municipalities and residents surrounding Keuka Lake in accessing data about the watershed on a parcel level. Information has been included about the towns' and villages' natural resources and geographic characteristics, parcel data, and local infrastructure.

WHO CAN USE IT?

- Planning Boards
- Zoning Boards
- Town Boards
- Residents
- Business Owners
- Community Organizations
- Anyone

WHAT CAN YOU USE THE MAPPER FOR?

Data is valuable in the decision making process for new development and town or region wide decisions. While a landowner or developer provides a site plan or site map for the planning and zoning board processes, this does not always show or encapsulate all of the surrounding conditions and contexts that might be important in making a decision.

This mapping tool can be used both before and during planning board/zoning board/ town board meetings to help provide information for the decision makers or other interested parties, as well as to have a visual resource during meetings when questions or discussions arise about a property.

WHAT DATA IS INCLUDED?

The map has "layers" that you can turn on and off, depending on what information you would like to look at. Those layers include:

- Parcels
- Streams
- Roads
- Wetlands
- State Certified Agricultural Districts
- Priority Viewsheds
- Slopes (10ft Contour)

SPECIAL FEATURES ON THE TOOLBAR:

1. Search an Address. If you have a particular address that you are looking for, you can search it via the address locator.



2. Layers. If you would like to look at certain layers, you can check them on and off through the layer list.



3. Measure. You can use the measure tool to find distances and areas.



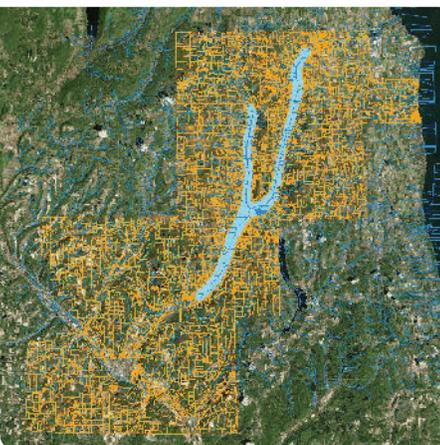
4. Print. Once you have a view that you like, you can print it out.



5. Zoom. Use the zoom tools or your mouse to zoom into the features or parcels in which you are interested.



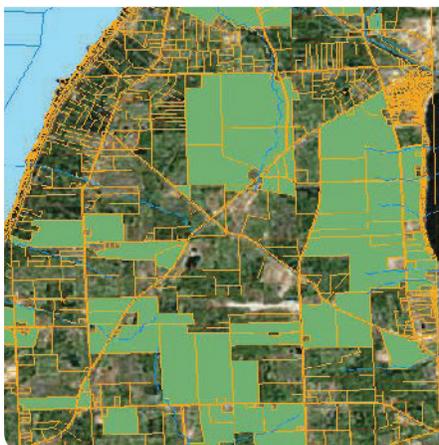
The mapper will open showing the entire watershed area. This view would be useful if you wanted to compare features across the watershed. For instance, you could look at agricultural districts and see in which areas of the watershed they are most prominent.



DIFFERENT VIEW SETTINGS

You can zoom in to look closer, at just one or two municipalities.

This view would be useful to compare features within a town. One can view, for example, all of the roads or streams in a town.



You can also zoom up close to individual parcels.

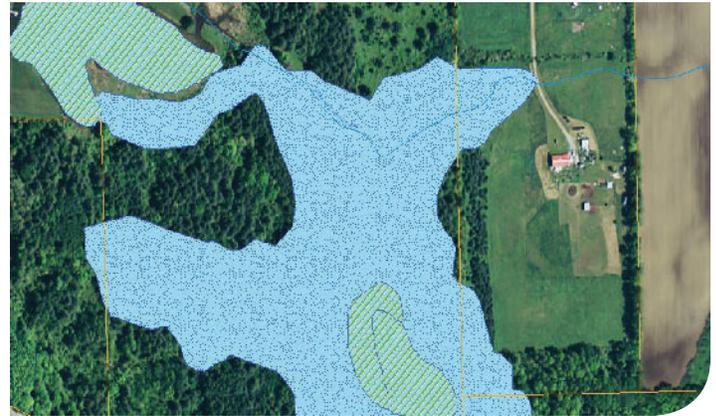
You would use this in a meeting or discussion, such as a planning board meeting, about specific developments and important site conditions.



LAYERS

You can turn “layers” off and on to get a full picture of the parcel or area you are looking into.

The first example shows layers of parcel lines and State Certified Agricultural Districts. The second example shows both DEC and National Wetlands.



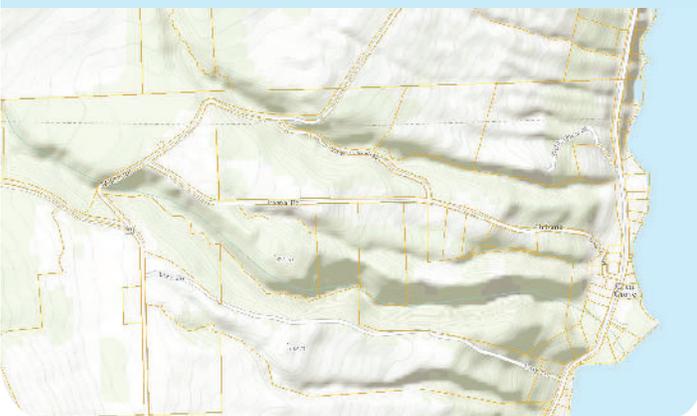
MEASUREMENTS

You can take measurements of areas and distances directly on the map itself. You can use this function to check dimensions such as the size of a lot, existing or proposed setbacks, lot width, lot coverage, or building size, etc. This can be especially useful to check and compare to the dimensions of surrounding lots that might not have been included on a site plan or survey.



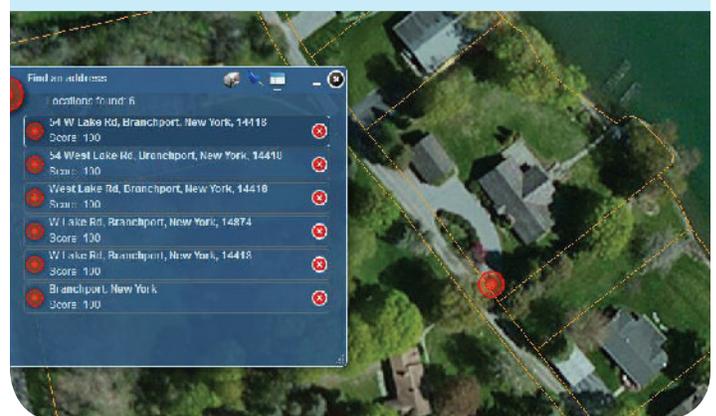
BASEMAPS

Using the Basemap button in the top right hand corner, you can choose a variety of map views to look at, including imagery, streets, and topographic. Below: the topography option shows slopes, ravines, and elevation.



ADDRESS LOCATER

If you are looking for a specific address, you can type the address into the locator, and it will zoom to any matching addresses.



PUBLIC ENGAGEMENT AND INFORMATION

Involving the residents is vital to any public process.

This guide offers tools that range from volunteer best practices to legally binding and enforceable regulations. Regardless of the action you take, having the public involved at the forefront of projects will only assist in providing education and buy-in to all residents, resulting in better compliance with the law and thus resulting in a cleaner, more vibrant watershed.



Further, offering transparency to the local government process will allow for a more engaged community that works towards a common cause of protection and preservation of the finite resource that is Keuka Lake.

LEGAL MEETING REQUIREMENTS

New York State Committee on Open Government (<http://www.dos.ny.gov/coog/>) provides information about legal requirements of Open Meetings Law.

Open Meeting Laws requires that all meetings be open to the public, are announced by the media at least one week in advance and that any event in which a quorum of the board is present and public matters are discussed is considered a meeting.

While meetings are open to the public, it does not necessarily mean you have to give the public an opportunity to speak. However, implementing a small segment of time in each agenda to hear community concerns is a good practice.

For some actions a public hearing is required. The public hearing is the legal requirement of taking into consideration the public's opinion on an action. A public hearing must be published through a legal advertisement in the local newspaper at least 5 days in advance of the hearing.

By state law, public hearings are required for:

- Subdivisions
- Variances
- Adoption of a comprehensive plan and
- Changes or adoption of land use law

Local laws may also require a public hearing for conditional / special use permits. The board must allow each individual to speak, but can reasonably limit the time that each person has to speak (2-3 minutes is acceptable). The board must also allow a location that can house the individuals but can implement the use of audio visual equipment to allow use of other sites, rooms or buildings.

Recent changes to the Open Meetings Law also requires municipalities to utilize their websites (if they have one) to make available meeting agendas, minutes and other documents. The requirement is that when feasible, this should happen. While the requirement is not a strict one, it is absolutely recommended that the municipal website be used a tool to disseminate information to the residents on a regular basis. Allow residents to know what has happened at previous meetings and to read materials ahead of a meeting.

TOOLS FOR KEEPING THE COMMUNITY INFORMED

There are many actions local governments can take to engage the public.

Below are some options that all municipalities should consider and implement as their budgets allow.

Public Comment as a Standing Agenda Item. While it is not required, it is a good idea to have a standing agenda item at every meeting to allow for public comments. It is recommended that this happen at the municipal board as well as any planning board or special committee. It allows the public to potentially bring issues to light the municipality may have been unaware of. Many municipalities shy away from this because one individual can take over a meeting or controversial subjects can take away from other business. While this can be true, a good meeting facilitator can control this. Allowing individuals 2-3 minute time limits to speak and only allowing each person to speak once is an acceptable limitation of this public comment period.

Training in Meeting Facilitation. Training board members in meeting facilitation can greatly increase the effectiveness of each meeting. Providing municipal leaders with the knowledge of what is acceptable and how to best control a meeting in tense times is vital to working towards solutions for watershed issues.

Municipal Websites. All municipalities should have a website. This is a key tool to reach the public, as it allows for a large number of people to access information on a time that is convenient for them. Especially, with the decline of newspapers in our region, it is difficult to rely solely on a local newspaper to ensure that residents are aware of what is happening in Town. Websites at a minimum should post contact for key employees, meeting dates and times, meeting agendas, meeting minutes and local laws.

Facebook and other Social Media. Facebook can be an easy to use and effective tool to reach out to residents and have residents reach out to you. It is recommended that a municipality set the Facebook page up so that the municipality can post important information and updates but does not allow “non-administrators” of the site to post on the site. Concerned residents can always send messages through Facebook to the municipality and also find out about events and updates occurring. Facebook is free and often a municipal clerk will have the skills to maintain and update the site.

Regular Newsletters. Municipalities should consider implementing a regular newsletter that is mailed to all residents of the Town. Newsletters should include contact and meeting information but also segments for updates from all department heads and boards within the municipality and then any new state or federal laws that might affect the residents. Twice a year or more is ideal, but even a once a year newsletter would be helpful to engaging the public. If the Town cannot afford the postage cost, there is still value in having a newsletter that is posted online and is made available at the municipal hall. You can also combine newsletter mailings with other regular mailings that you may send such as town bills.

Regular Training and “State of the Municipality” Meeting. The Municipality should strive to address the public in one big special public meeting once a year. Update the community on what is happening and allow for questions. This could also be a great opportunity to offer training to residents on best practices and other things that residents can do to assist on the common goal of watershed preservation.

Non-Traditional Office Hours. Often residents feel they have no access to their municipality because they are working when the office is open. Consider having a few days a week where the office is open from noon – 7pm. Allowing residents an opportunity to access their local government without taking time off work.

Guide to Municipal Profiles

NAME OF TOWN/VILLAGE

COMPREHENSIVE PLAN: YEAR LAST UPDATE OCCURRED

GOALS

This section details the goals laid out in the comprehensive plan for the town or village.

A comprehensive plan is a planning document written with the input of residents to help guide the development and policy decisions within the town/village for approximately 10-15 years into the future. This plan is intended to reflect the current state of affairs in the town/village from demographics to economics to natural resources, and includes the desires of the residents going forward. Comprehensive plans should be used to write new laws and referenced in decisions about new developments to ensure that changes in the town reflect the stated desires of residents.

This section details those desired outcomes of the town/village residents and the connects them to the next section with the laws that are needed to fulfill those outcomes.

Note: On a few occasions, goals that were less relevant to the Sustainable Keuka Project were omitted in order to make room for the rest of the information needed on the page.

Gaps in Current Law: Scenic, Character, and Environmental Resources

This is a list of the laws that are currently missing or only partially sufficient in the municipality. This could include the comprehensive plan, zoning, flood law, subdivision law, or many others.

Below each law is a list of resources that can be used to address that law including educational materials, best practices information, and model laws. All resources as well as links are listed at the end of each profile.

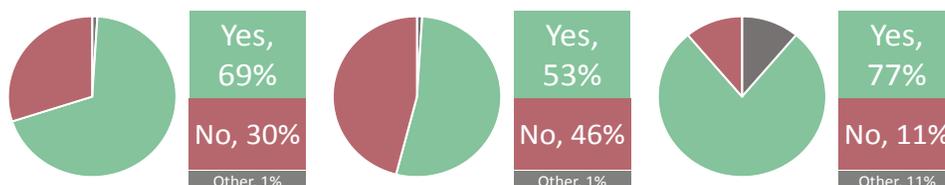
This section pertains to laws that affect the scenic beauty, local visual character, and local environmental resources of the watershed.

Do your residents support these laws? Results from the 2014 Survey are below!

These graphs show the input collected from residents of the Keuka Lake Watershed in the 2014 summer survey.

The results are specific to the municipality on the pages being covered, using responses from only residents living in that municipality.

Respondents were asked, in general, if they supported a variety of laws that would address issues with water quality or scenic views. Most people responded either “Yes/Support” or “No/Do Not Support”, indicating that they were either in favor of or opposed to such a law. A small portion of people occasionally responded that they believed such regulations were already in place. These responses are marked as “Other”, because they do not necessarily indicate whether the person supports the law or not.



Gaps in Current Law: Water Quality and Quantity

This is a list of the laws that are currently missing or only partially sufficient in the municipality. This could include the comprehensive plan, zoning, flood law, subdivision law, or many others.

Below each law is a list of resources that can be used to address that law including educational materials, best practices information, and model laws. All resources as well as links are listed at the end of each profile.

This section pertains to laws that affect the water quality and quantity in the watershed.

Gaps in Current Law: Infrastructure

This is a list of the laws that are currently missing or only partially sufficient in the municipality. This could include the comprehensive plan, zoning, flood law, subdivision law, or many others.

Below each law is a list of resources that can be used to address that law including educational materials, best practices information, and model laws. All resources as well as links are listed at the end of each profile.

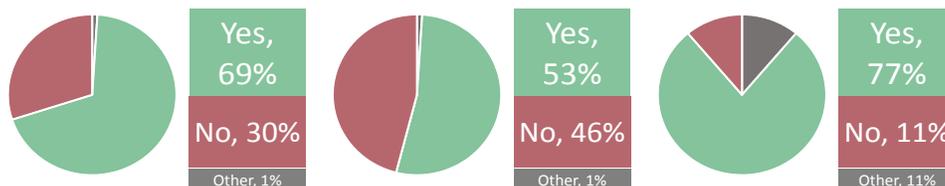
This section pertains to laws that affect local infrastructure.

Do your residents support these laws? Results from the 2014 Survey are below!

These graphs show the input collected from residents of the Keuka Lake Watershed in the 2014 summer survey.

The results are specific to the municipality on the pages being covered, using responses from only residents living in that municipality.

Respondents were asked, in general, if they supported a variety of laws that would address issues with water quality or scenic views. Most people responded either “Yes/Support” or “No/Do Not Support”, indicating that they were either in favor of or opposed to such a law. A small portion of people occasionally responded that they believed such regulations were already in place. These responses are marked as “Other”, because they do not necessarily indicate whether the person supports the law or not.



Resources: Best Practices, Education, and Model Laws

This section is a list of the resources that can be used to fill the gaps in the law. They include educational materials, best practices information, and model laws.

Full versions of the laws can be found in the Resources Section.

If this document is in a digital form, each resource title is linked digitally to that resource. You can click on it to go directly to the document.

If this document is in printed format, each resource can be located either in the Index of this document, or in the completed toolbox documents. These can be found on the website:

www.sustainablekeuka.net



TOWN OF BARRINGTON

COMPREHENSIVE PLAN: UPDATED 2009 GOALS

5.1A The Town needs to work to protect and enhance the Town's rural and agrarian character.

5.1.C: The Town needs to support the preservation of working agricultural land in the face of development pressures.

5.2.A: The Town needs to promote balanced land uses between the protection and preservation of natural resources and public interest in outdoor recreational opportunities.

5.2.B: The Town can support the protection of unique natural resources by making available information regarding Conservation Easements and other state and federal funding programs to interested private landowners.

5.2.C: The Town needs to protect the Keuka Lake waterfront from development that is inconsistent with the lakefront's current residential character.

5.2.D: The Town needs to preserve and protect steep slopes (all slopes 15% or greater) through local laws.

5.2.E: The Town needs to preserve and protect scenic vistas through local laws.

5.2.F: The Town needs to protect woodlands on the slopes overlooking Keuka Lake through appropriate local laws.

5.2.G: The Town needs to preserve and protect glens, gullies, freshwater wetlands, and other sensitive environmental areas through local laws.

5.2.H: The Town needs to preserve and protect wildlife habitats.

5.2.J: The Town needs to enact stormwater management regulations.

5.3.A: The Town Board needs to enact regulations to provide additional oversight over lakefront rental properties.

5.3.B: The Town needs to encourage new housing developments that are aimed at preserving working agricultural land and open spaces.

5.3.C: The Town needs to enact a subdivision law that is aimed at reducing "sprawl" type development and

protecting working agricultural land.

5.4.A: The Town needs to encourage programs aimed at raising public awareness of the benefits of historic preservation activities.

5.4.B: The Town should encourage the preservation of historic homes and barns.

5.4.C: The Town Historian needs to prepare and maintain an inventory of the Town's historic buildings, structures, and sites.

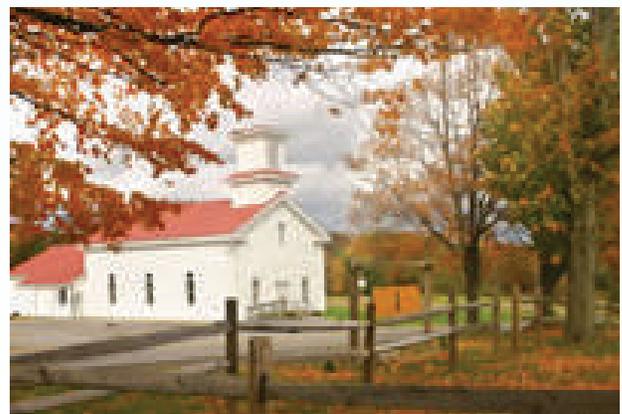
5.6.A: It is the intent of the Town of Barrington, and this Comprehensive Plan, to encourage and promote the continued vitality and ongoing development and expansion of small scale, agriculture-based businesses throughout the Town.

5.6.B: The Town should support new commercial development within a designated area of the Rt. 14A corridor.

5.7.A: The Town and its various boards, including the Planning Board, should generally oppose the construction of public water and/or sewer infrastructure within the Town.

5.7.B: The Town should support the installation of public water and sewer infrastructure in the Lakefront Residential (LR) district and in the Commercial Overlay District.

5.7.C: The Town should enhance the routine enforcement of septic systems serving lakefront properties.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Aesthetic and Scenic Resources. The scenic resources of the area enhance both the quality of life for residents and the economic potential for tourism. Preserving the existing resources in the watershed should be a priority.
Resources: F8, L1

Agricultural Practices and Farmland Preservation. Farms contribute to the local economy and the local heritage, providing regional economic stability through jobs and tourism and providing scenic and historic landscapes enjoyed by area residents and visitors alike.
Resources: F1, F7, F8, B1, B7, R1, L4

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.
Resources: F8, B5

Historic Preservation. Protecting the local heritage including historic resources such as buildings, landscapes, and development patterns contributes to the local character and heritage as well as benefits the local economy.
Resources: B2, B3

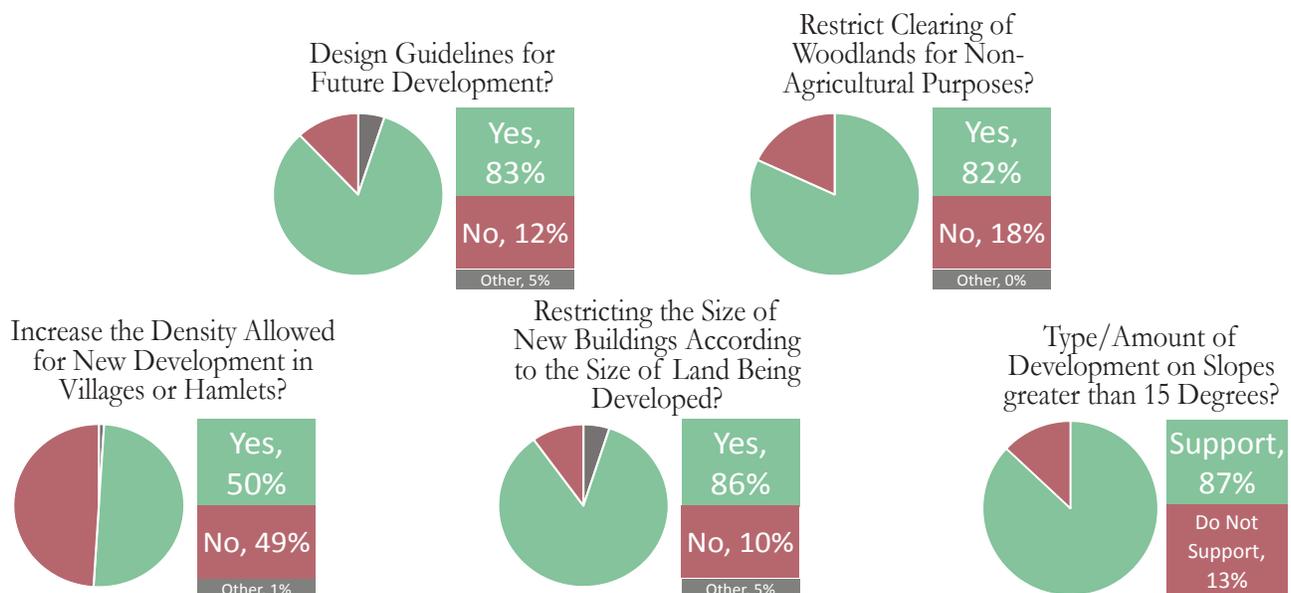
Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.
Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.
Resources: R3, R4, L1

Traditional Neighborhood Development & Character. Encourage new development to reflect the compact nature of traditional development patterns as well as the size and scale of buildings in the area. This will contribute to the protection of open space resources and “small town and village” character.
Resources: F10, L2, L11

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: *Should towns and villages adopt/enforce the following policies?*



Gaps in Current Law: Water Quality and Quantity

Erosion and Sediment Control. Excess sediment in the water damages the water ecosystem and reduces water quality. Preventing the erosion of slopes and hills as well as minimizing the entry of sediment from those areas into waterways will improve water quality.

Resources: B12, B13, O7, L1, L13

Filling and Grading. Some filling and grading is necessary to build lots, provide access, and ensure fire protection. Excessive use of either one can unnecessarily remove beneficial vegetation and forest areas, leading to a decrease in water quality.

Resources: B6, O2

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events. This includes preserving natural features of the land, minimizing impervious surface coverage, and restoring natural functions.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Stormwater Management and Drainage. Stormwater runs along the ground, picking up pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

Vegetation Retention. Retaining maximum existing and native vegetation in new development will help to soak up stormwater and pollutants, thereby improving water quality.

Resources: L1, L6

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect the water quality and functional landscapes.

Resources: L3, L6

Gaps in Current Law: Infrastructure

Commercial Wind Energy. Wind infrastructure can provide a sustainable form of income to landowners as well as a clean form of energy to residents. Turbines and towers can also be an eyesore. Protecting aesthetic resources of the area while also allowing for appropriate wind energy will provide the maximum benefit.

Resources: L5, L17, L18

Road Layout, Design, and Driveways: Roads and driveways contribute a substantial portion of impervious surfaces. Building only necessary surfaces, with pervious materials or other design standards can reduce their impact.

Resources: F2, F5, F6, B10, O3, O4, L10, L14

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

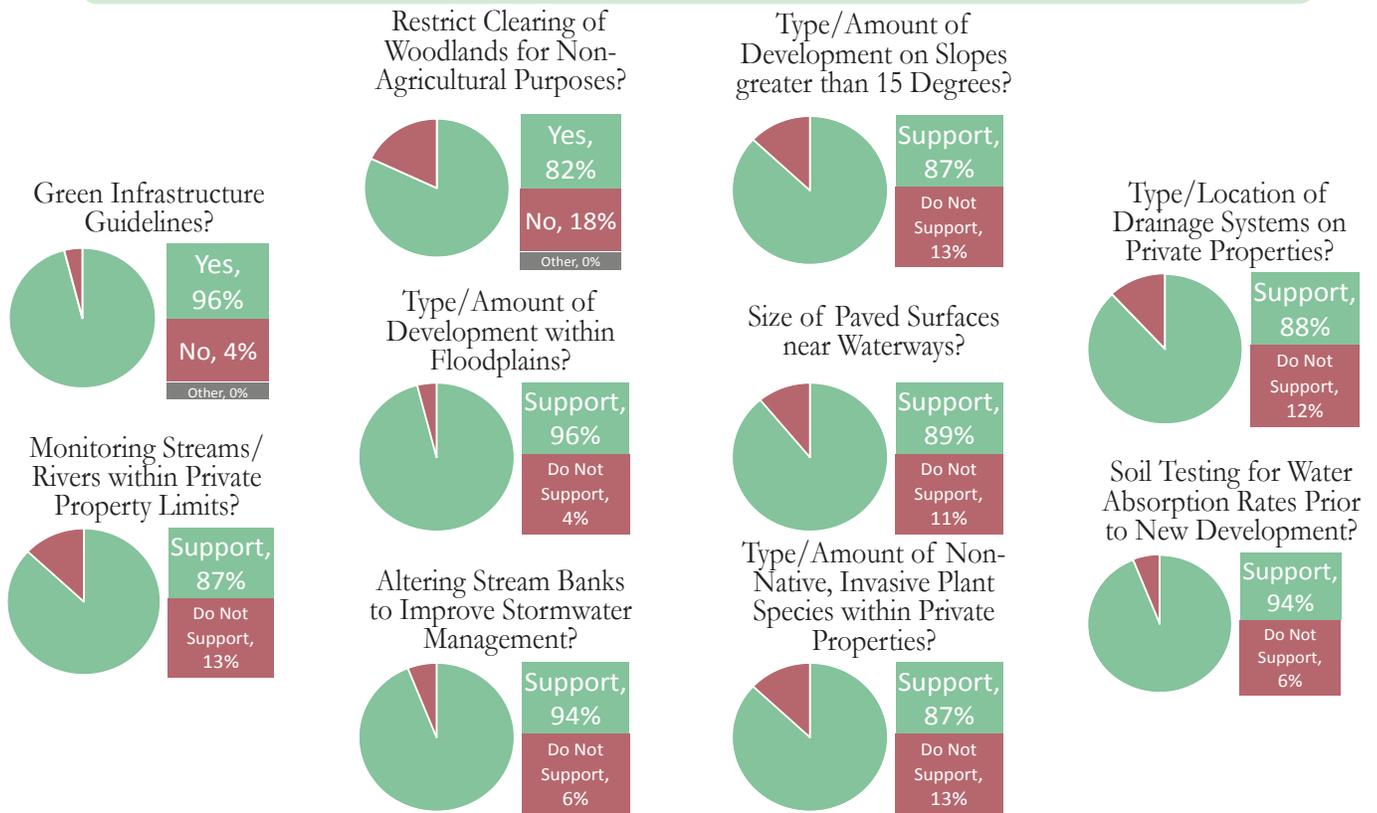
Resources: F9

Sewer and Water Infrastructure: Community water infrastructure in appropriate areas can help improve water quality by reducing some of the risks associated with individual systems.

Resources: O6, L4

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F1 Agricultural Environmental Management Fact Sheet
- F2 Driveway Design Fact Sheet
- F3 Encouraging Low Impact Development
- F4 Green Infrastructure Fact Sheet
- F5 Permeable Pavement Fact Sheet
- F6 Planning Considerations for Roads, Highways, Etc
- F7 Preserving Agriculture Policy Sheet
- F8 Preserving Viewsheds Policy Sheet
- F9 Roadside Ditches Fact Sheet
- F10 Smart Growth Policy Sheet
- F13 Water Quality Policy Sheet
- F14 What is Floodproofing Fact Sheet

Best Practices

- B1 Agricultural Zoning Guidelines
- B2 Historic Design Guidelines for Fallsburg NY
- B3 Historic Schoharie Design Guidelines
- B5 NYS Forestry BMP for Water Quality
- B6 NYS Stormwater Management Design Manual- 2015
- B7 Planning for Agriculture Toolkit
- B8 Putting Smart Growth to Work
- B9 Residential Structures in the Floodplain
- B10 Rural Driveway Guidelines
- B11 Rural Town Self Assessment for Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley
- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

Reports

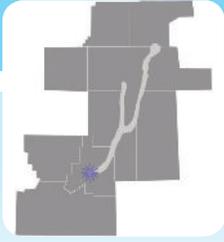
- R1 Farmland and Agricultural Protection Plan - 2014
- R3 Viewshed Identification and Prioritization - 2014
- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

- O1 Big Box Tool Kit - Institute for Local Self-Reliance
- O2 Construction Stormwater Toolbox
- O3 Cornell Local Roads Program
- O4 Dirt and Gravel Road Studies Center
- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association
- O7 NY Standards for Erosion and Sediment Controls

Laws

- L1 Big Flats, Ridgeline Overlay
- L2 Hamlet Zoning - Town of Riverhead NY
- L3 Model CEA Overlay Zoning - EPA
- L4 Model Laws 2009 - Keuka Land Use Planning Guide
- L5 Model Municipal Wind Siting Ordinance
- L6 Model Ordinance for Regulation Wetlands, Streams
- L8 Model Stream Buffer Ordinance - Tompkins County
- L9 Model Stream Wetland Buffer Ordinance - RI
- L10 Dirt and Gravel Road Studies Center
- L11 Model Zoning for Village Development
- L13 Steep Slope Regulation - Town of Jerusalem
- L14 Sustainable Driveways Model Law
- L15 Sustainability Incentives Model Law -V. of Nyack
- L16 Wellhead Protection Model Law- V. of Cazenovia
- L17 Wind Energy - Town of Litchfield
- L18 Wind Energy Model, NYSERDA



VILLAGE OF HAMMONDSPORT

COMPREHENSIVE PLAN: UPDATED 2004

GOALS

Goal 1: Maintain and enhance the rural lifestyle, appearance, and rural character of the community, including its scenic landscape features.

Goal 2: Ensure that public infrastructure meets the needs of residents, businesses, and visitors.

Goal 3: Protect and maintain farming and farm-related land uses.

Goal 4: Identify and preserve important open spaces.

Goal 5: Preserve and protect the community's important natural areas and resources, including the quality of surface water, groundwater, and air.

Goal 6: Encourage complementary economic activities that strengthen the overall economy and employment base of the Town and Village.

Goal 7: Encourage the preservation of historic structures and places.

Goal 8: Manage growth by targeting appropriate areas for compatible future development.

Goal 9: Provide for and encourage community services and activities to meet the needs of all residents.

Goal 10: Provide for a diverse mix of housing opportunities including affordable and accessible housing and promote property maintenance.

Goal 11: Provide for a safe and efficient street network.

Goal 12: Develop additional tourism and recreational opportunities.

Goal 13: Maintain clear, effective, efficient, and up to date land use regulations and procedures.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Agricultural Practices and Farmland Preservation. Farms contribute to the local economy and the local heritage, providing regional economic stability through jobs and tourism and providing scenic and historic landscapes enjoyed by area residents and visitors alike.

Resources: F1, F7, F8, B1, B7, R1, L4

Historic Preservation. Protecting the local heritage including historic resources such as buildings, landscapes, and development patterns contributes to the local character and heritage as well as benefits the local economy.

Resources: B2, B3

Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.

Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.

Resources: R3, R4, L1

Steep Slopes. Steep slopes (over 15%) provide scenic landscapes around Keuka Lake. They also present development challenges. Managing these slopes as a resource to remain primarily undeveloped will reduce the occurrences of erosion, sedimentation, and landslides, all of which reduce water quality and potentially cause safety issues for residents and economic damages to buildings.

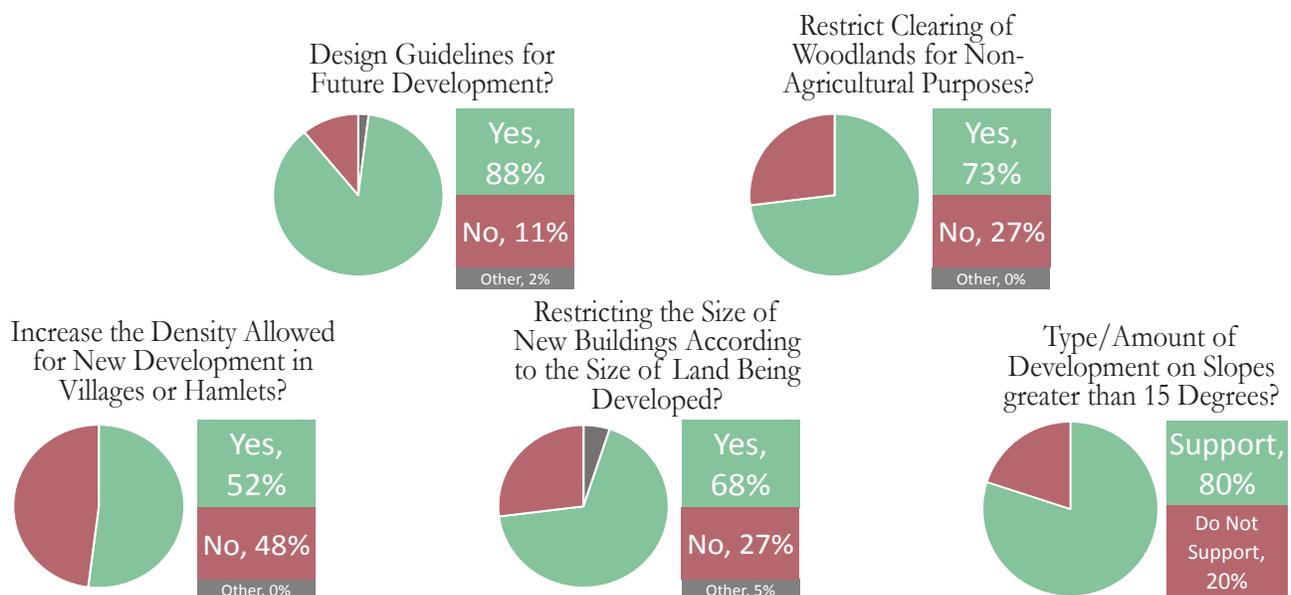
Resources: F8, F11, B12, B13, R3, L1, L4, L13

Traditional Neighborhood Development & Character. Encourage new development to reflect the compact nature of traditional development patterns as well as the size and scale of buildings in the area. This will contribute to the protection of open space resources and “small town and village” character.

Resources: F10, L2, L11

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Gaps in Current Law: Water Quality and Quantity

Erosion and Sediment Control. Excess sediment in the water damages the water ecosystem and reduces water quality. Preventing the erosion of slopes and hills as well as minimizing the entry of sediment from those areas into waterways will improve water quality.

Resources: B12, B13, O7, L1, L13

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events. This includes preserving natural features of the land, minimizing impervious surface coverage, and restoring natural functions of the environment.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Steep Slopes. Steep slopes (over 15%) provide scenic landscapes around Keuka Lake. They also present development challenges. Managing these slopes as a resource to remain primarily undeveloped will reduce the occurrences of erosion, sedimentation, and landslides, all of which reduce water quality and potentially cause safety issues for residents and economic damages to buildings.

Resources: F8, F11, B12, B13, R3, L1, L4, L13

Stormwater Management and Drainage. Stormwater runs along the ground, picking up potential pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect water quality and functional landscapes.

Resources: L3, L6

Gaps in Current Law: Infrastructure

Commercial Wind Energy. Wind infrastructure can provide a sustainable form of income to landowners as well as a clean form of energy to residents. Turbines and towers can also be an eyesore. Protecting aesthetic resources of the area while also allowing for appropriate wind energy will provide the maximum benefit.

Resources: L5, L17, L18

Road Layout, Design, and Driveways: Rural and village roads and driveways can contribute a substantial portion of impervious surfaces. Building only those surfaces that are necessary, and potentially with pervious materials or other design standards can reduce their impact.

Resources: F2, F5, F6, B10, O3, O4, L10, L14

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

Resources: F9

Sewer and Water Infrastructure: Community water infrastructure in appropriate areas can help improve water quality by reducing some of the risks associated with individual systems.

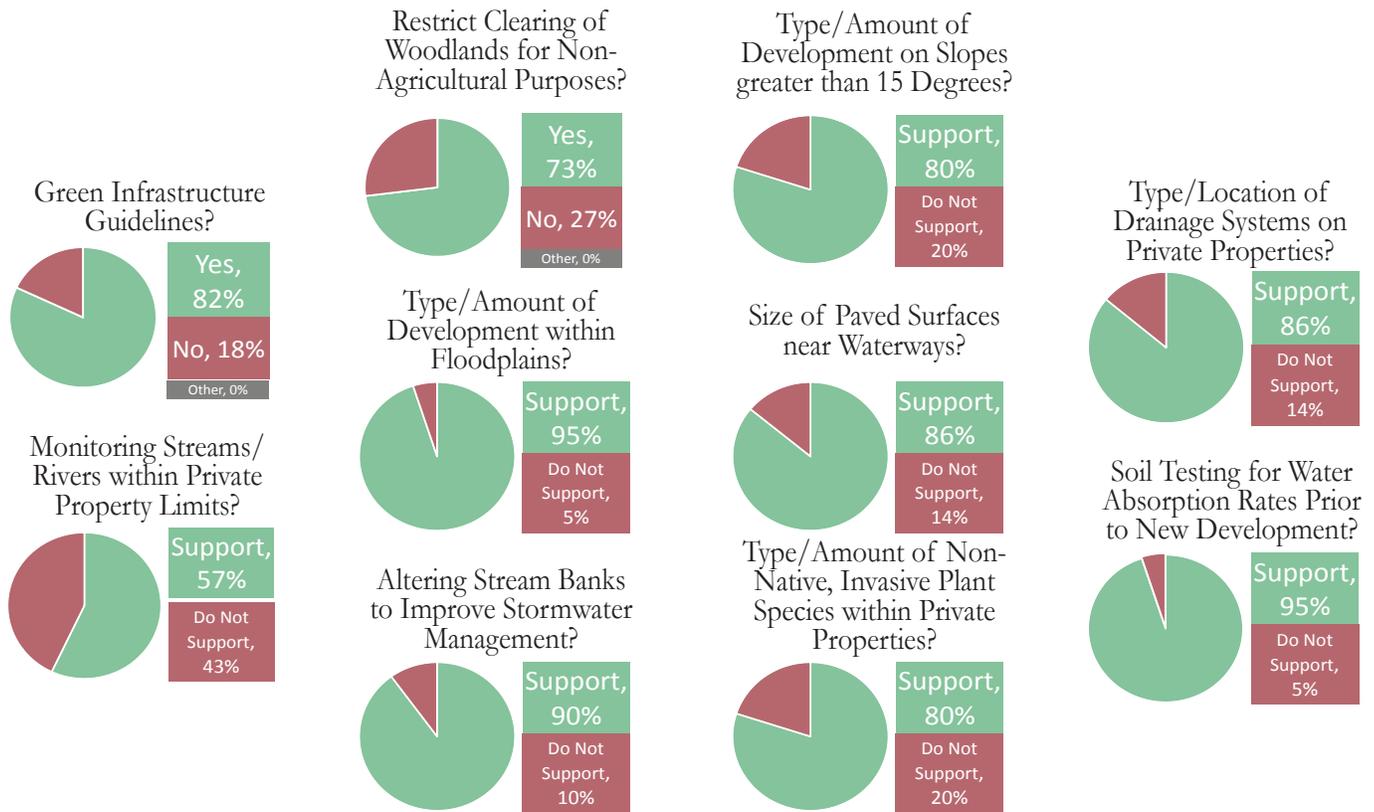
Resources: O6, L4

Sourcewater Protection (well heads). Protecting those areas directly surrounding where residents draw their water is essential for protecting the quality of the water and associated public health impacts.

Resources: O6, L16

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F1 Agricultural Environmental Management Fact Sheet
- F2 Driveway design Fact Sheet
- F3 Encouraging Low Impact Development
- F4 Green Infrastructure Fact Sheet
- F5 Permeable Pavement Fact Sheet
- F6 Planning Considerations for Roads, Highways, Etc
- F7 Preserving Agriculture Policy Sheet
- F8 Preserving Viewsheds Policy Sheet
- F9 Roadside Ditches Fact Sheet
- F10 Smart Growth Policy Sheet
- F11 Steep Slope Policy Sheet
- F13 Water Quality Policy Sheet

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- B2 Historic Design Guidelines for Fallsburg NY
- B3 Historic Schoharie Design Guidelines
- B6 NYS Stormwater Management Design Manual - 2015
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- B10 Rural Driveway Guidelines
- B11 Rural Town Self Assessment for -Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
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- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

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- R1 Farmland and Agricultural Protection Plan - 2014

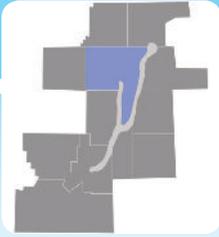
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- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association
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- L16 Wellhead Protection Model Law- V. of Cazenovia
- L17 Wind Energy - Town of Litchfield
- L18 Wind Energy Model, NYSERDA



TOWN OF JERUSALEM

COMPREHENSIVE PLAN: UPDATED 2006

GOALS

Natural Resources: To protect Jerusalem's vital natural and environmental resources, ensuring the health, safety and welfare of the residents while conserving these critical assets for future generations including the identification and protection of key environmental areas, particularly the waterfront and steep slope areas.

Farmland and Open Space: To conserve Jerusalem's rural heritage and to protect our active farmland and valuable open space through the support of regulations and actions designed to control encroachment of residential and commercial development on these areas.

Residential Living: To ensure that the Town of Jerusalem offers a wide range of residential opportunities to its residents, available at every income level, and designed to support the rural character and protect the vital environmental resources of the town.

Local Commerce: To have local businesses and managed commercial/industrial development within the town that meets the needs of residents and visitors through the encouragement of year-round

small businesses that respect the scale and character of the community, promoting development within existing hamlet areas and areas with existing sewer and water infrastructure.

Tourism: To encourage tourism activities that celebrate the Town's natural resources, scenic beauty, and rich history in ways that preserve them for future enjoyment, and to identify economic development opportunities related to tourism.

Community Resources: To have community resources, such as Keuka College and many historical sites, that meet the needs of residents, visitors, and local businesses and to seek new ways to protect and promote the community's historical, natural, and cultural resources.

Parks and Leisure: To provide recreation and parks facilities that meet the current and future needs of our residents and visitors including the development of walking trails, historical interpretation, other recreational resources, and the expansion of public access to waterfront and open space areas.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Farmland Preservation. Farms contribute to the local economy and the local heritage, providing regional economic stability through jobs and tourism and providing scenic and historic landscapes enjoyed by area residents and visitors alike.

Resources: F1, F7, F8, B1, B7, R1, L4

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Historic Preservation. Protecting the local heritage including historic resources such as buildings, landscapes, and development patterns contributes to the local character and heritage as well as benefits the local economy.

Resources: B2, B3

Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.

Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.

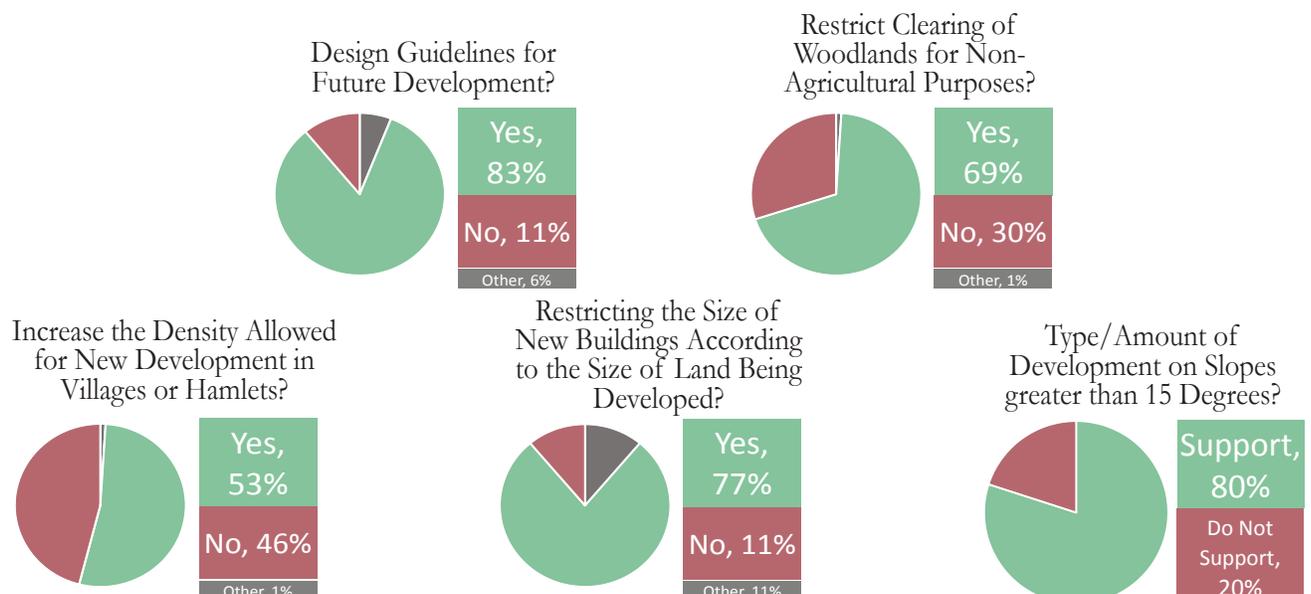
Resources: R3, R4, L1

Traditional Neighborhood Development & Character. Encourage new development to reflect the compact nature of traditional development patterns as well as the size and scale of buildings in the area. This will contribute to the protection of open space resources and “small town and village” character.

Resources: F10, L2, L11

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: *Should towns and villages adopt/enforce the following policies?*



Gaps in Current Law: Water Quality and Quantity

Filling and Grading. Some filling and grading is necessary to build lots, provide access, and ensure fire protection. Excessive use of either one can unnecessarily remove beneficial vegetation and forest areas, leading to a decrease in water quality.

Resources: B6, O2

Flood Prevention. Restricting development in the floodways and other flood prone areas will protect resident safety, preserve economic investments, and minimize impacts to water quality.

Resources: F14, B9

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events. This includes preserving natural features of the land, minimizing impervious surface coverage, and restoring natural functions of the environment.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Stormwater Management and Drainage. Stormwater runs along the ground, picking up potential pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

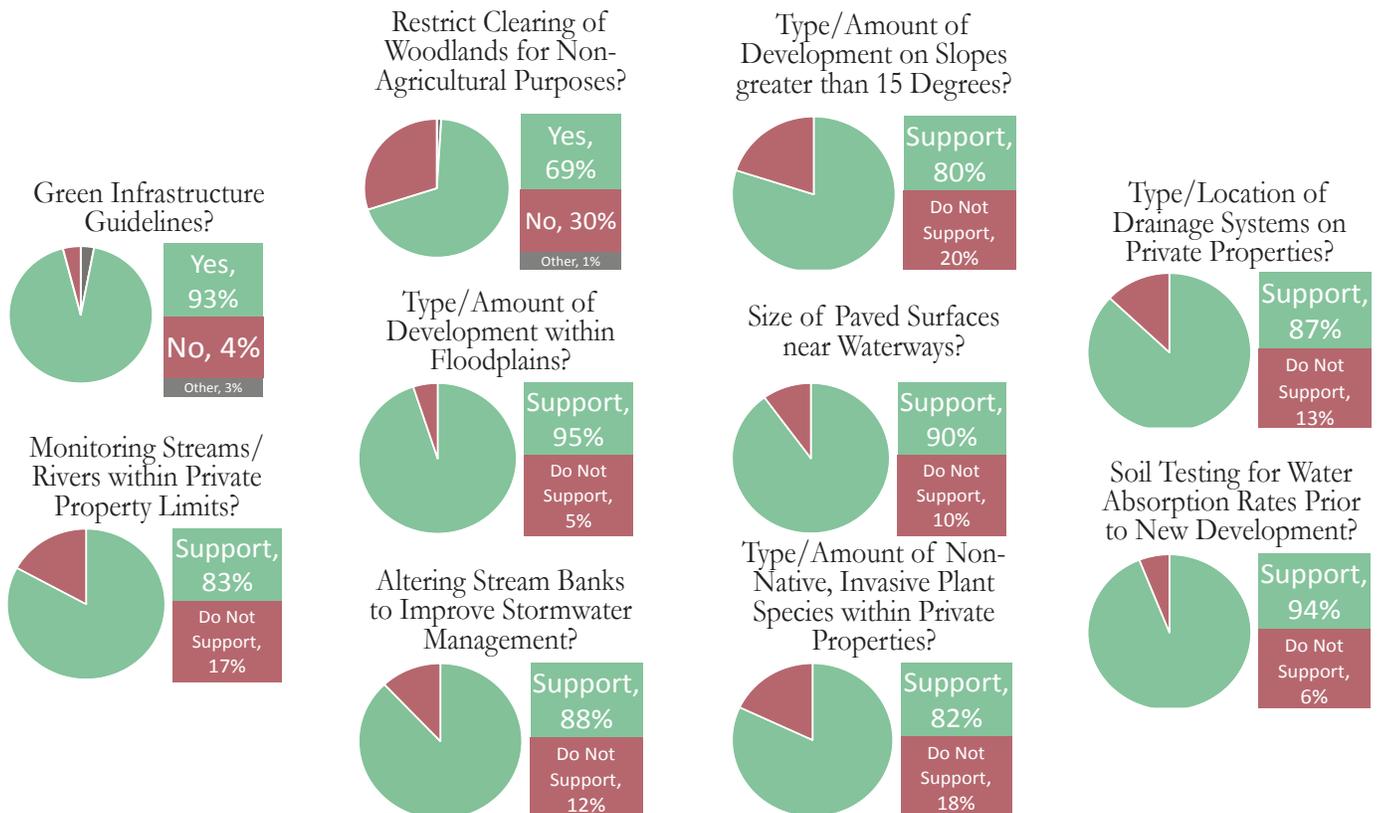
Gaps in Current Law: Infrastructure

Sourcewater Protection (well-head). Protecting those areas directly surrounding where residents draw their water is essential for protecting the quality of the water and associated public health impacts.

Resources: O6, L16

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F1 Agricultural Environmental Management Fact Sheet
- F3 Encouraging Low Impact Development - EPA
- F4 Green Infrastructure Fact Sheet - EPA
- F7 Preserving Agriculture Policy Sheet
- F8 Preserving Viewsheds Policy Sheet
- F10 Smart Growth Policy Sheet
- F13 Water Quality Policy Sheet
- F14 What is Floodproofing Fact Sheet

Best Practices

- B1 Agricultural Zoning Guidelines
- B2 Historic Design Guidelines for Fallsburg NY
- B3 Historic Schoharie Design Guidelines
- B5 NYS Forestry BMP for Water Quality
- B6 NYS Stormwater Management Design Manual- 2015
- B7 Planning for Agriculture Toolkit
- B8 Putting Smart Growth to Work
- B9 Residential Structures in the Floodplain
- B11 Rural Town Self Assessment for Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley
- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

Reports

- R1 Farmland and Agricultural Protection Plan - 2014
- R3 Viewshed Identification and Prioritization - 2014
- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

- O1 Big Box Tool Kit - Institute for Local Self-Reliance
- O2 Construction Stormwater Toolbox
- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association

Laws

- L1 Big Flats, Ridgeline Overlay
- L2 Hamlet Zoning - Town of Riverhead NY
- L3 Model CEA Overlay Zoning - EPA
- L4 Model Laws 2009 - Keuka Lake Watershed Land Use Planning Guide
- L6 Model Ordinance for Regulation Wetlands, Streams
- L8 Model Stream Buffer Ordinance - Tompkins County
- L9 Model Stream Wetland Buffer Ordinance - RI
- L11 Model Zoning for Village Development
- L13 Steep Slope Regulation - Town of Jerusalem
- L15 Sustainability Incentives Model Law - V. of Nyack
- L16 Wellhead Protection Model Law- V. of Cazenovia



TOWN OF MILO

COMPREHENSIVE PLAN: UPDATED 2012 GOALS

Goal 1. Preserve for future generations the prime agricultural soils and soils of statewide importance that cover some 80 percent of the Town of Milo.

Goal 2 Preserve the rural, agrarian landscape of the Town of Milo by promoting the longterm economic viability of the agricultural community.

Goal 3. Ensure that future residential development maximizes the efficient use of existing public infrastructure and minimizes the cost of public services relative to revenue generated.

Goal 4. Provide for a variety of affordable, high quality housing options for all Town residents.

Goal 5. Maintain and enhance the local economy and its ties to the regional economy, expand the local property tax base and the availability of higher wage jobs and other close-to-home employment opportunities for Town residents.

Goal 6. Balance the need for residential, commercial, industrial, and agricultural land uses through land use policies that promote the efficient use of public infrastructure, synergies between business enterprises, and protection of agricultural land resources.

Goal 7. Preserve the rural, agrarian landscape of the Town of Milo, and natural beauty created by this landscape.

Goal 8. Protect the key scenic and open space resources of the Town for the enjoyment of present and future generations.

Goal 9. Protect the rich historic and cultural heritage of the community.

Goal 10. Protect the quality of life in existing residential communities from the adverse impacts of incompatible land uses and increased traffic.

Goal 11. Promote retention and expansion of community recreational and cultural resources, health services and other organizations that enhance the quality of life and economic prosperity of the community.

Goal 12. Ensure the provision of a comprehensive system of fire, police and emergency services to protect life and property throughout the community.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Aesthetic and Scenic Resources. The scenic resources of the area enhance both the quality of life for residents and the economic potential for tourism. Preserving the existing resources in the watershed should be a priority.

Resources: F8, L1

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Historic Preservation. Protecting the local heritage including historic resources such as buildings, landscapes, and development patterns contributes to the local character and heritage as well as benefits the local economy.

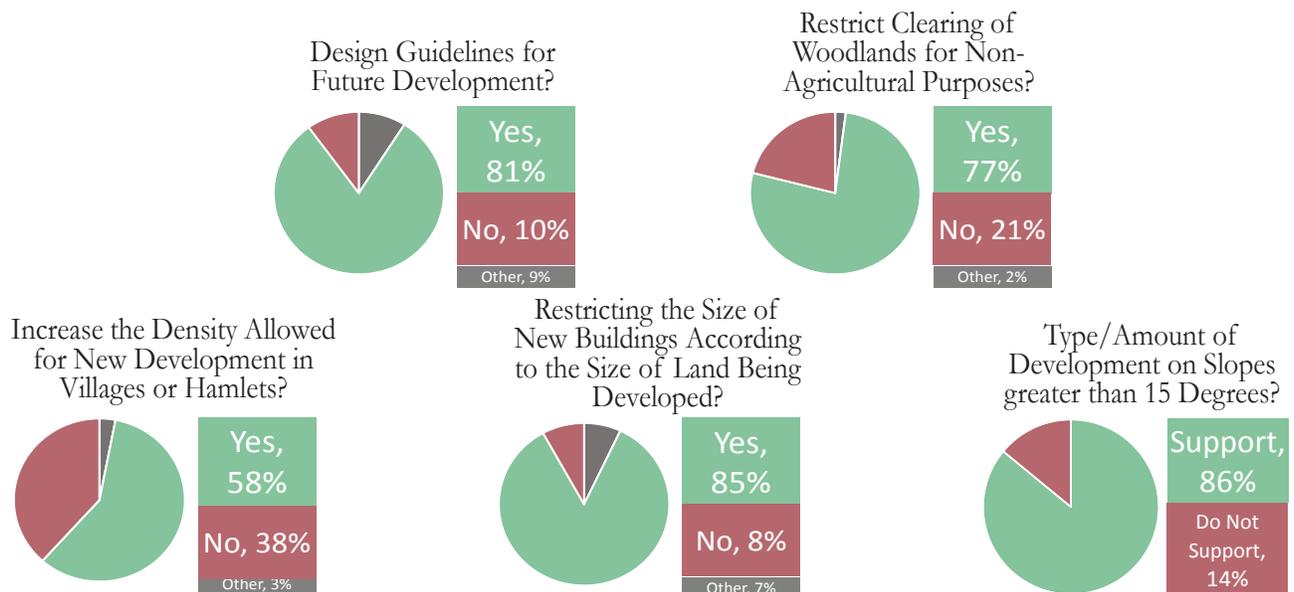
Resources: B2, B3

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.

Resources: R3, R4, L1

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Gaps in Current Law: Water Quality and Quantity

Erosion and Sediment Control. Excess sediment in the water damages the water ecosystem and reduces water quality. Preventing the erosion of slopes and hills as well as minimizing the entry of sediment from those areas into waterways will improve water quality.

Resources: B12, B13, O7, L1, L13

Filling and Grading. Some filling and grading is necessary to build lots, provide access, and ensure fire protection. Excessive use of either one can unnecessarily remove beneficial vegetation and forest areas, leading to decreased water quality.

Resources: B6, O2

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events. This includes preserving natural features of the land, minimizing impervious surface coverage, and restoring natural functions.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Stormwater Management and Drainage. Stormwater runs along the ground, picking up potential pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

Vegetation Retention. Retaining maximum existing and native vegetation in new development will help to soak up stormwater and pollutants, thereby improving water quality.

Resources: L1, L6

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect the water quality and functional landscapes.

Resources: L3, L6

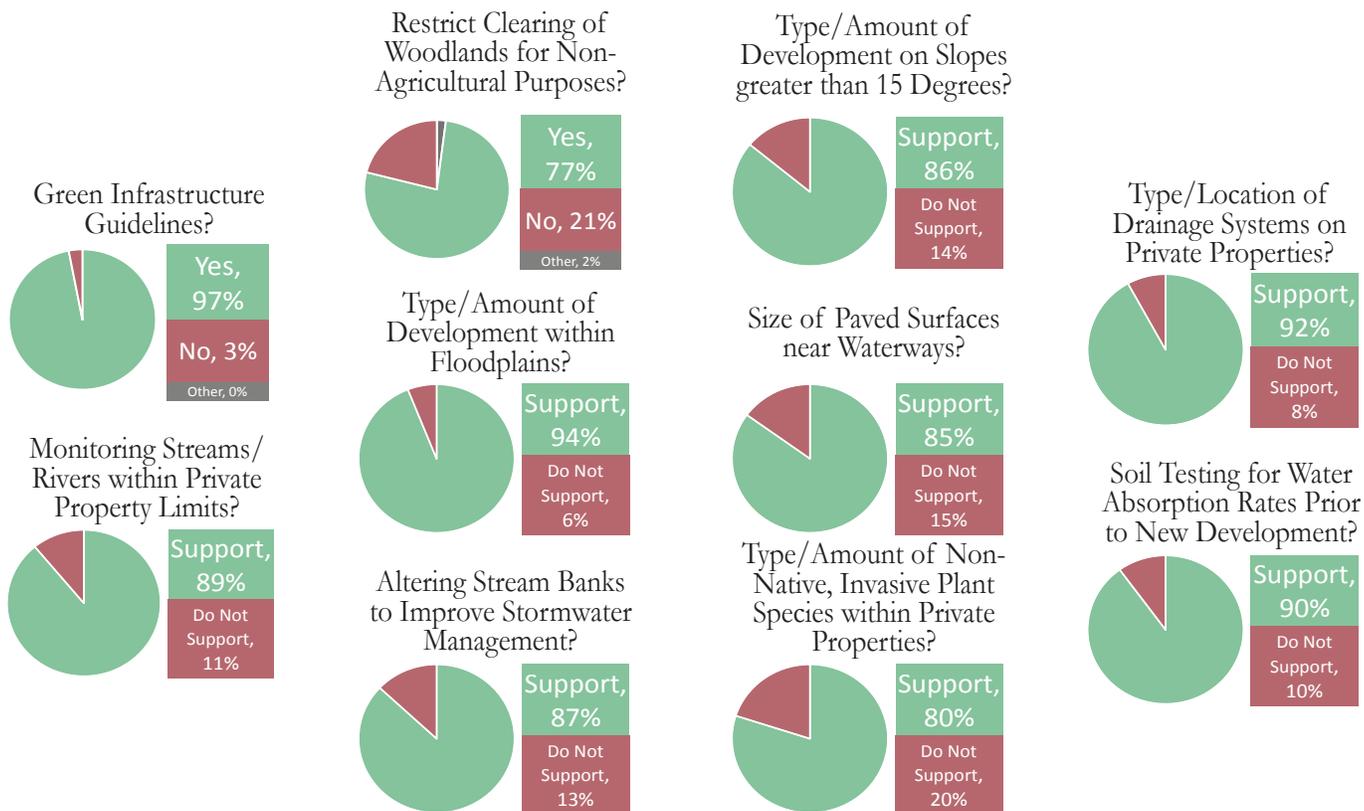
Gaps in Current Law: Infrastructure

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

Resources: F9

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F3 Encouraging Low Impact Development
- F4 Green Infrastructure Fact Sheet
- F5 Permeable Pavement Fact Sheet
- F8 Preserving Viewsheds Policy Sheet
- F9 Roadside Ditches Fact Sheet
- F13 Water Quality Policy Sheet

Best Practices

- B2 Historic Design Guidelines for Fallsburg NY
- B3 Historic Schoharie Design Guidelines
- B5 NYS Forestry BMP for Water Quality
- B6 NYS Stormwater Management Design Manual- 2015
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley

Reports

- R3 Viewshed Identification and Prioritization - 2014
- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

- O2 Construction Stormwater Toolbox
- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association
- O7 NY Standards for Erosion and Sediment Controls

Laws

- L1 Big Flats, Ridgeline Overlay
- L3 Model CEA Overlay Zoning - EPA
- L4 Model Laws 2009 - Keuka Land Use Planning Guide
- L6 Model Ordinance for Regulation Wetlands, Streams
- L8 Model Stream Buffer Ordinance - Tompkins County
- L9 Model Stream Wetland Buffer Ordinance - RI
- L13 Steep Slope Regulation - Town of Jerusalem
- L15 Sustainability Incentives Model Law -V. of Nyack



VILLAGE OF PENN YAN

COMPREHENSIVE PLAN: UPDATED 2000

GOALS

1. Promote and direct land use activities so as to minimize conflicts between competing land uses in the village.
2. Encourage land use patterns that protect and enhance the unique character of the village.
3. Provide for and encourage a diverse range of land uses and activities throughout the village.
4. Encourage the protection of important community land resources.
5. Maintain an effective, efficient, and up to date planning and land use development process.
6. Improve and expand recreational facilities in the Village of Penn Yan and ensure that they are accessible and meet the diverse recreational needs of all residents.
7. Develop linkages among the village's recreational and open space resources, the downtown area , and residential neighborhoods.
8. Promote water - dependent and water - enhanced recreational uses along the Keuka Lake and Keuka Outlet waterfronts. Capitalize on recreational use of the lake and Outlet as a tourist destination, while protecting these sensitive environments.
9. Preserve and enhance permanent open space that protects significant cultural, scenic and natural features and helps to maintain the Village's small town character.
10. Maintain and enhance the visual character of historic downtown Penn Yan.
11. Maintain and enhance importance scenic resources in the Village.
12. Improve the appearance of existing commercial strips and other areas outside the downtown.
13. Promote the historic and cultural heritage of the Village through the preservation of historically significant structures, sites, landscapes, artifacts, and records.
14. Increase the amount and types of cultural activities available to the villages residents and tourists.
15. Preserve and strengthen the economy of the Village and encourage a growing and diversified economic base.
16. Encourage positive economic investment in the community in the form of new construction, restoration, and improvement of existing structures and other community land resources.
17. Recognize and promote tourism as one of the Village's and region's key economic development strengths.
18. Preserve and maintain the quality of the Village's environmental features, especially surface and groundwater resources, Keuka Lake and the Outlet, its feeder streams, the trees and other vegetation in the Village.



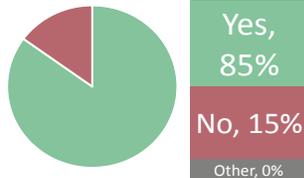
Gaps in Current Law: Scenic, Character, and Environmental Resources

Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources. Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

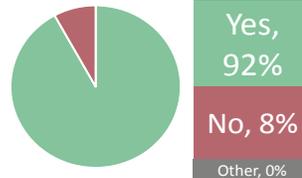
Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?

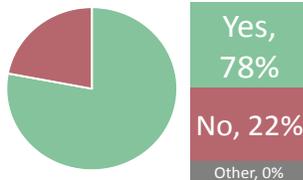
Design Guidelines for Future Development?



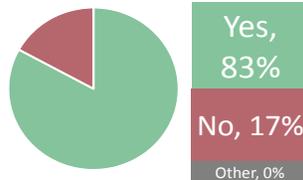
Restrict Clearing of Woodlands for Non-Agricultural Purposes?



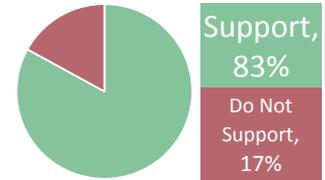
Increase the Density Allowed for New Development in Villages or Hamlets?



Restricting the Size of New Buildings According to the Size of Land Being Developed?



Type/Amount of Development on Slopes greater than 15 Degrees?



Gaps in Current Law: Water Quality and Quantity

Erosion and Sediment Control. Excess sediment in the water damages the water ecosystem and reduces water quality. Preventing the erosion of slopes and hills as well as minimizing the entry of sediment from those areas into waterways will improve water quality.

Resources: B12, B13, O7, L1, L13

Filling and Grading. Some filling and grading is necessary to build lots, provide access, and ensure fire protection. Excessive use of either one can unnecessarily remove beneficial vegetation and forest areas, leading to a decrease in water quality.

Resources: B6, O2

Flood Prevention. Restricting development in the floodways and other flood prone areas will protect resident safety, preserve economic investments, and minimize impacts to water quality.

Resources: F14, B9

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect the water quality and functional landscapes.

Resources: L3, L6

Gaps in Current Law: Infrastructure

Commercial Wind Energy. Wind infrastructure can provide a sustainable form of income to landowners as well as a clean form of energy to residents. Turbines and towers can also be an eyesore. Protecting aesthetic resources of the area while also allowing for appropriate wind energy will provide the maximum benefit.

Resources: L5, L17, L18

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

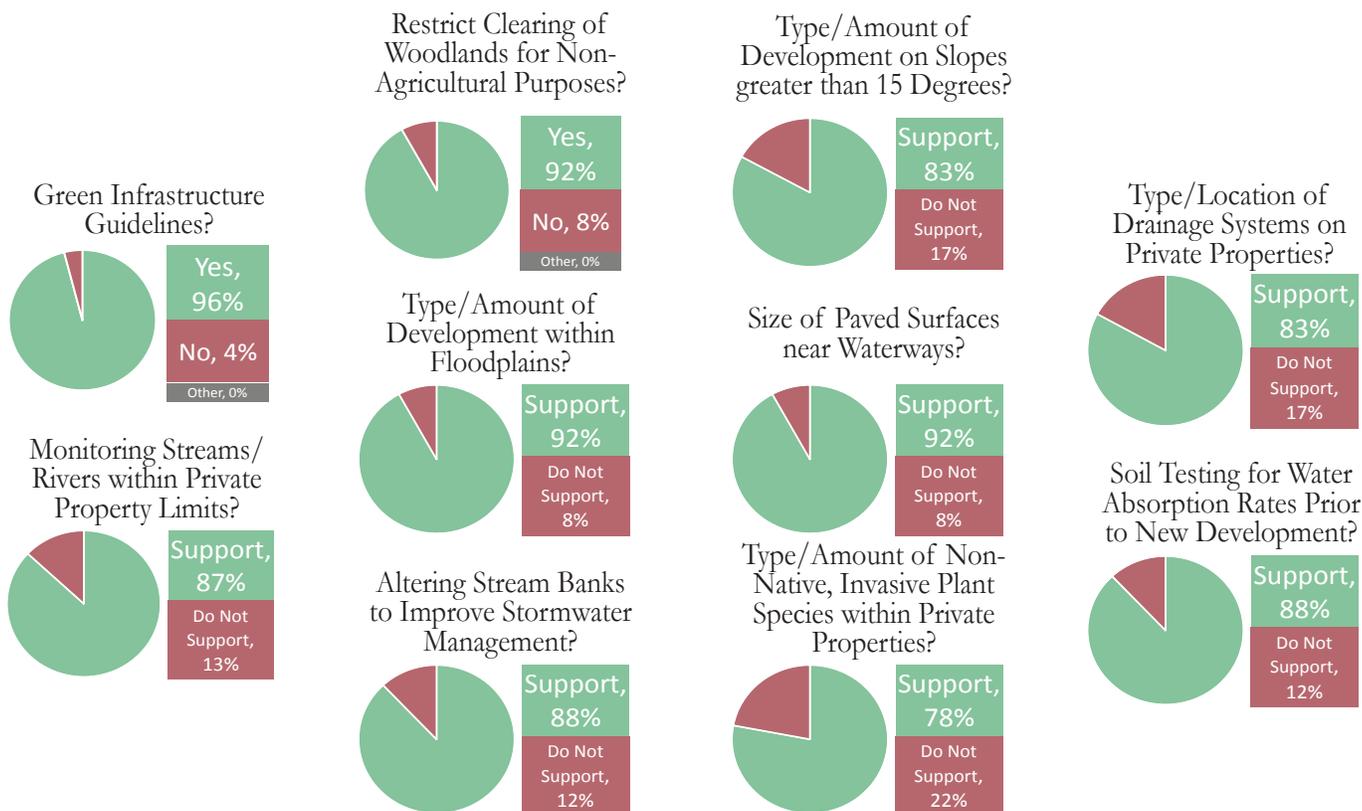
Resources: F9

Sourcewater Protection (well-head). Protecting those areas directly surrounding where residents draw their water is essential for protecting the quality of the water and associated public health impacts.

Resources: O6, L16

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F3 Encouraging Low Impact Development
- F4 Green Infrastructure Fact Sheet
- F9 Roadside Ditches Fact Sheet
- F10 Smart Growth Policy Sheet
- F13 Water Quality Policy Sheet
- F14 What is Floodproofing Fact Sheet

Best Practices

- B6 NYS Stormwater Management Design Manual- 2015
- B8 Putting Smart Growth to Work
- B9 Residential Structures in the Floodplain
- B11 Rural Town Self Assessment for Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley
- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

Reports

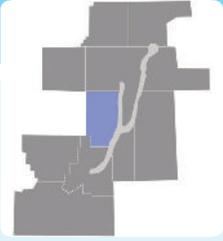
- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

- O1 Big Box Tool Kit - Institute for Local Self-Reliance
- O2 Construction Stormwater Toolbox
- O6 New York Rural Water Association
- O7 NY Standards for Erosion and Sediment Controls

Laws

- L1 Big Flats, Ridgeline Overlay
- L2 Hamlet Zoning - Town of Riverhead NY
- L3 Model CEA Overlay Zoning - EPA
- L5 Model Municipal Wind Siting Ordinance
- L6 Model Ordinance for Regulation Wetlands, Streams
- L8 Model Stream Buffer Ordinance - Tompkins County
- L9 Model Stream Wetland Buffer Ordinance - RI
- L11 Model Zoning for Village Development
- L13 Steep Slope Regulation - Town of Jerusalem
- L15 Sustainability Incentives Model Law- V. of Nyack
- L16 Wellhead Protection Model Law- V. of Cazenovia
- L17 Wind Energy - Town of Litchfield
- L18 Wind Energy Model, NYSERDA



TOWN OF PULTENEY

COMPREHENSIVE PLAN: UPDATED 2010 GOALS

1. Natural Resources Policy: Residents, businesses and community leaders will work with the Town to ensure that key environmental areas such as wetlands, floodplains, steep slopes, wood lots and water bodies are identified and conserved to the extent practical. (The Town will encourage and enforce sound development practices, proper zoning guidelines and community stewardship to reduce or eliminate the degradation of these resources.)

2. Farm Land And Open Space Policy: Pulteney will strive to conserve our rural heritage and to protect our active farmland and valuable open space.

3. Residential Living Policy: Pulteney will strive to ensure that we offer a wide range of residential opportunities to its residents.

4. Local Commerce Policy: The Town will encourage commercial, retail and small-scale industrial development which complements the community's small town, rural character and does not compromise productive farmland and open spaces.

5. Tourism Policy: Pulteney will strive to encourage tourism activities that celebrate the Town's natural resources, scenic beauty and rich history, making Pulteney an attractive destination.

6. Community Resources Policy: Pulteney will strive to have community resources that meet the needs of residents and visitors, as well as support local businesses. The Town will promote the community's historical, natural, and cultural resources.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Historic Preservation. Protecting the local heritage including historic resources such as buildings, landscapes, and development patterns contributes to the local character and heritage as well as benefits the local economy.

Resources: B2, B3

Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.

Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.

Resources: R3, R4, L1

Steep Slopes. Steep slopes (over 15%) provide scenic landscapes around Keuka Lake. They also present development challenges. Managing these slopes as a resource to remain primarily undeveloped will reduce the occurrences of erosion, sedimentation, and landslides, all of which reduce water quality and potentially cause safety issues for residents and economic damages to buildings.

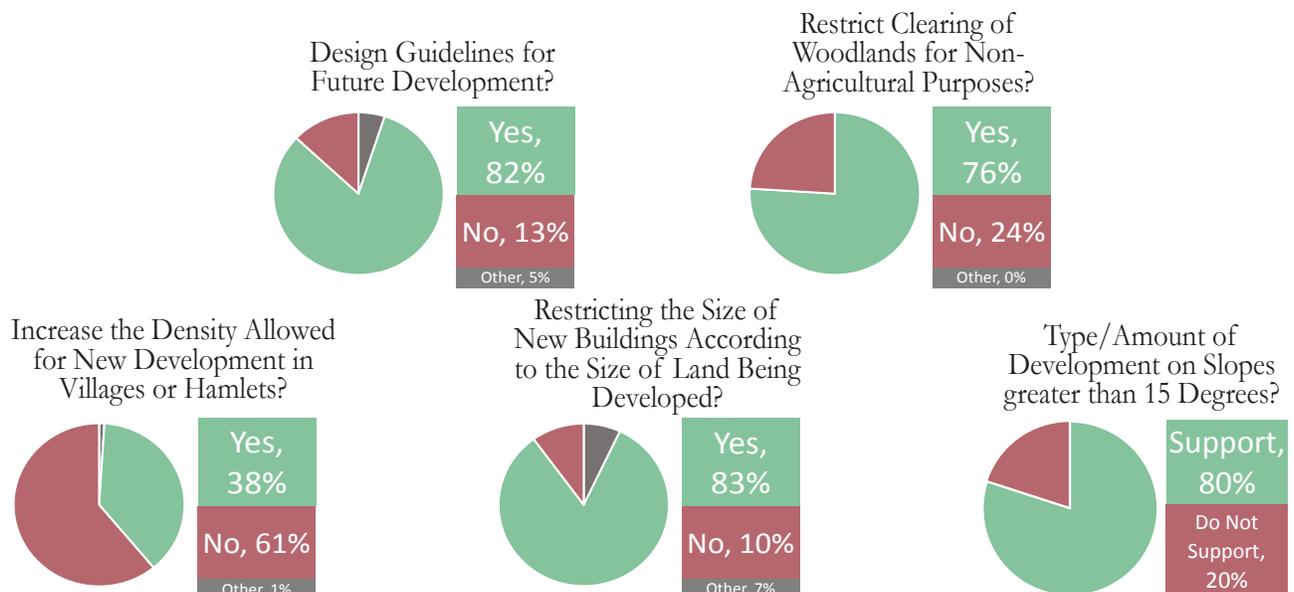
Resources: F8, F11, B12, B13, R3, L1, L4, L13

Traditional Neighborhood Development & Character. Encourage new development to reflect the compact nature of traditional development patterns as well as the size and scale of buildings in the area. This will contribute to the protection of open space resources and “small town and village” character.

Resources: F10, L2, L11

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Gaps in Current Law: Water Quality and Quantity

Erosion and Sediment Control. Excess sediment in the water damages the water ecosystem and reduces water quality. Preventing the erosion of slopes and hills as well as minimizing the entry of sediment into waterways will improve water quality.

Resources: B12, B13, O7, L1, L13

Filling and Grading. Some filling and grading is necessary to build lots, provide access, and ensure fire protection. Excessive use of either one can unnecessarily remove beneficial vegetation and forest areas, leading to a decrease in water quality.

Resources: B6, O2

Flood Prevention. Restricting development in the floodways and other flood prone areas will protect resident safety, preserve economic investments, and minimize impacts to water quality.

Resources: F14, B9

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events. This includes preserving natural features of the land, minimizing impervious surface coverage, and restoring natural functions of the environment.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Steep Slopes. Steep slopes (over 15%) provide scenic landscapes around Keuka Lake. They also present development challenges. Managing these slopes as a resource to remain primarily undeveloped will reduce the occurrences of erosion, sedimentation, and landslides, all of which reduce water quality and potentially cause safety issues for residents and economic damages to buildings.

Resources: F8, F11, B12, B13, R3, L1, L4, L13

Stormwater Management and Drainage. Stormwater runs along the ground, picking up potential pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

Vegetation Retention. Retaining maximum existing and native vegetation in new development will help to soak up stormwater and pollutants, improving water quality.

Resources: L1, L6

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect the water quality and functional landscapes.

Resources: L3, L6

Gaps in Current Law: Infrastructure

Commercial Wind Energy. Wind infrastructure can provide a sustainable form of income to landowners as well as a clean form of energy to residents. Turbines and towers can also be an eyesore. Protecting aesthetic resources while also allowing for appropriate wind energy will provide the maximum benefit.

Resources: L5, L17, L18

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

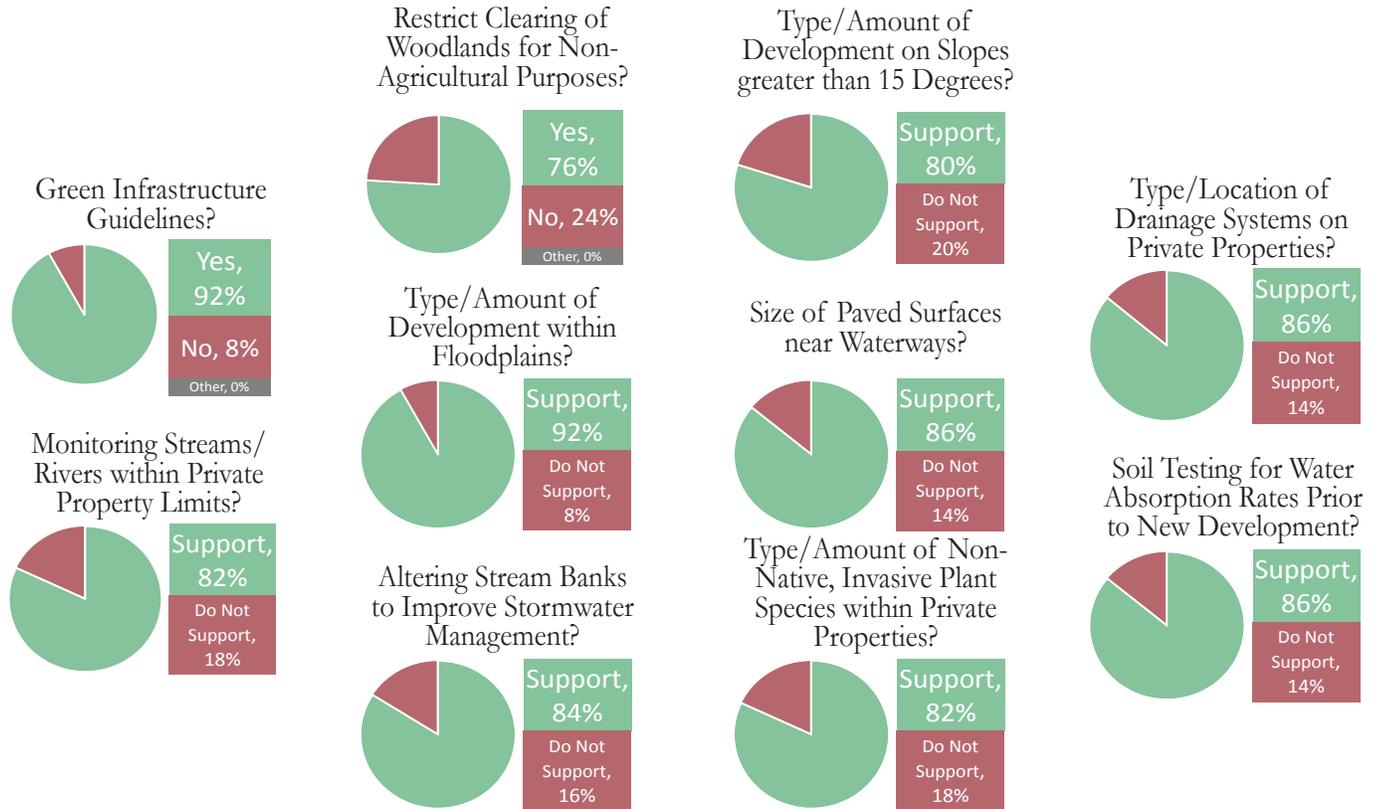
Resources: F9

Sourcewater Protection (well-head). Protecting those areas directly surrounding where residents draw their water is essential for protecting the quality of the water and associated public health impacts.

Resources: O6, L16

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F3 Encouraging Low Impact Development - EPA
- F4 Green Infrastructure Fact Sheet - EPA
- F8 Preserving Viewsheds Policy Sheet
- F9 Roadside Ditches Fact Sheet
- F10 Smart Growth Policy Sheet
- F11 Steep Slope Policy Sheet
- F13 Water Quality Policy Sheet
- F14 What is Floodproofing Fact Sheet

Best Practices

- B2 Historic Design Guidelines for Fallsburg NY
- B3 Historic Schoharie Design Guidelines
- B5 NYS Forestry BMP for Water Quality
- B6 NYS Stormwater Management Design Manual- 2015
- B8 Putting Smart Growth to Work
- B9 Residential Structures in the Floodplain
- B11 Rural Town Self Assessment for Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley
- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

Reports

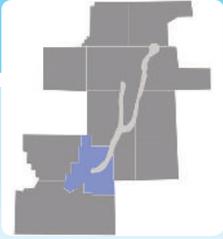
- R3 Viewshed Identification and Prioritization - 2014
- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

- O1 Big Box Tool Kit - Institute for Local Self-Reliance
- O2 Construction Stormwater Toolbox
- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association
- O7 NY Standards for Erosion and Sediment Controls

Laws

- L1 Big Flats, Ridgeline Overlay
- L2 Hamlet Zoning - Town of Riverhead NY
- L3 Model CEA Overlay Zoning - EPA
- L4 Model Laws 2009 - Keuka Land Use Planning Guide
- L5 Model Municipal Wind Siting Ordinance
- L6 Model Ordinance for Regulation Wetlands, Streams
- L8 Model Stream Buffer Ordinance - Tompkins County
- L9 Model Stream Wetland Buffer Ordinance - RI
- L11 Model Zoning for Village Development
- L13 Steep Slope Regulation - Town of Jerusalem
- L15 Sustainability Incentives Model Law -V. of Nyack
- L16 Wellhead Protection Model Law- V. of Cazenovia
- L17 Wind Energy - Town of Litchfield
- L18 Wind Energy Model, NYSERDA



TOWN OF URBANA

COMPREHENSIVE PLAN: UPDATED 2004

GOALS

Goal 1: Maintain and enhance the rural lifestyle, appearance, and rural character of the community, including its scenic landscape features.

Goal 2: Ensure that public infrastructure meets the needs of residents, businesses, and visitors.

Goal 3: Protect and maintain farming and farm-related land uses.

Goal 4: Identify and preserve important open spaces.

Goal 5: Preserve and protect the community's important natural areas and resources, including the quality of surface water, groundwater, and air.

Goal 6: Encourage complementary economic activities that strengthen the overall economy and employment base of the Town and Village.

Goal 7: Encourage the preservation of historic structures and places.

Goal 8: Manage growth by targeting appropriate areas for compatible future development.

Goal 9: Provide for and encourage community services and activities to meet the needs of all residents.

Goal 10: Provide for a diverse mix of housing opportunities including affordable and accessible housing and promote property maintenance.

Goal 11: Provide for a safe and efficient street network.

Goal 12: Develop additional tourism and recreational opportunities.

Goal 13: Maintain clear, effective, efficient, and up to date land use regulations and procedures.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Aesthetic and Scenic Resources. The scenic resources of the area enhance both the quality of life for residents and the economic potential for tourism. Preserving the existing resources in the watershed should be a priority.

Resources: F8, L1

Agricultural Practices and Farmland Preservation. Farms contribute to the local economy and the local heritage, providing regional economic stability through jobs and tourism and providing scenic and historic landscapes enjoyed by area residents and visitors alike.

Resources: F1, F7, F8, B1, B7, R1, L4

Gaps in Current Law: Scenic, Character, and Environmental Resources (Cont.)

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Historic Preservation. Protecting the local heritage including historic resources such as buildings, landscapes, and development patterns contributes to the local character and heritage as well as benefits the local economy.

Resources: B2, B3

Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.

Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.

Resources: R3, R4, L1

Steep Slopes. Steep slopes (over 15%) provide scenic landscapes around Keuka Lake. They also present development challenges. Managing these slopes as a resource to remain primarily undeveloped will reduce the occurrences of erosion, sedimentation, and landslides, all of which reduce water quality and potentially cause safety issues for residents and economic damages to buildings.

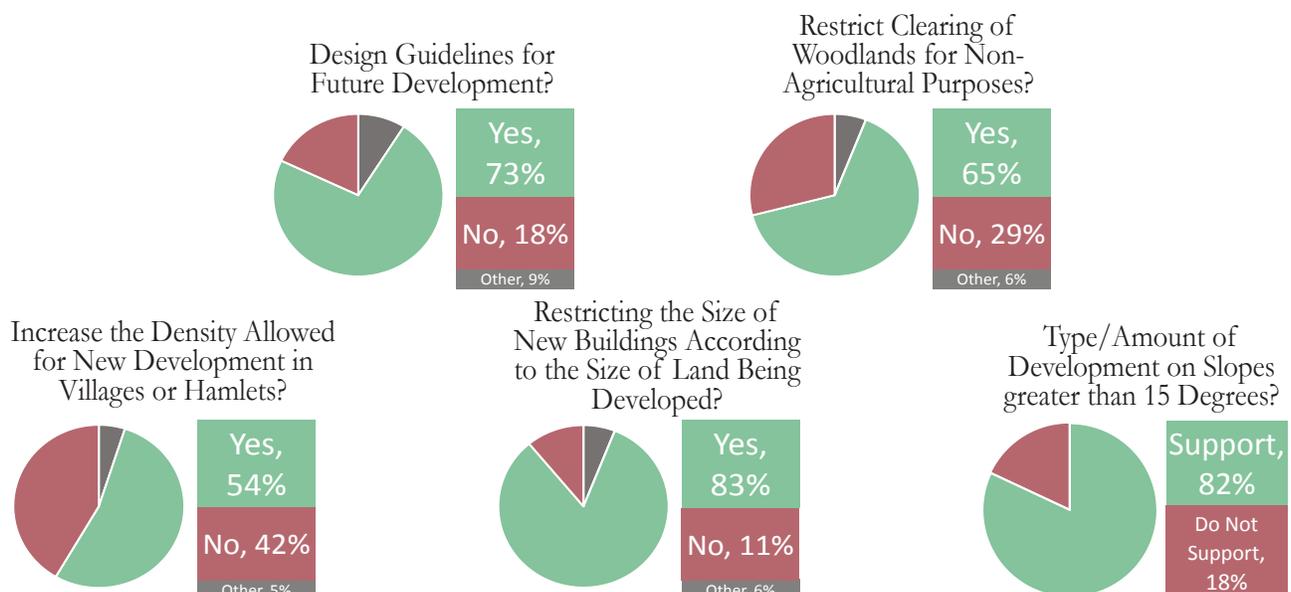
Resources: F8, F11, B12, B13, R3, L1, L4, L13

Traditional Neighborhood Development & Character. Encourage new development to reflect the compact nature of traditional development patterns as well as the size and scale of buildings in the area. This will contribute to the protection of open space resources and “small town and village” character.

Resources: F10, L2, L11

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Gaps in Current Law: Water Quality and Quantity

Erosion and Sediment Control. Excess sediment in the water damages the water ecosystem and reduces water quality. Preventing the erosion of slopes and hills as well as minimizing the entry of sediment from those areas into waterways will improve water quality.

Resources: B12, B13, O7, L1, L13

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

Green Infrastructure. Green infrastructure is a comprehensive strategy for water quality management that allows the land and environment to perform their natural functions of soaking in and cleaning water from rain or flood events. This includes preserving natural features of the land, minimizing impervious surface coverage, and restoring natural functions of the environment.

Resources: F3, F4, L15

Riparian Buffers and Stream Protection. Streams and streambanks provide critical environmental functions and habitats. The easiest, most effective way to protect a stream is to set new developments away from stream banks, and to maintain a buffered area of plants along the bank to soak up potential pollutants before they enter the waterway.

Resources: F13, L3, L6, L8, L9

Steep Slopes. Steep slopes (over 15%) provide scenic landscapes around Keuka Lake. They also present development challenges. Managing these slopes as a resource to remain primarily undeveloped will reduce the occurrences of erosion, sedimentation, and landslides, all of which reduce water quality and potentially cause safety issues for residents and economic damages to buildings.

Resources: F8, F11, B12, B13, R3, L1, L4, L13

Stormwater Management and Drainage. Stormwater runs along the ground, picking up potential pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

Vegetation Retention. Retaining maximum existing and native vegetation in new development will help to soak up stormwater and pollutants, thereby improving water quality.

Resources: L1, L6

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect the water quality and functional landscapes.

Resources: L3, L6

Gaps in Current Law: Infrastructure

Commercial Wind Energy. Wind infrastructure can provide a sustainable form of income to landowners as well as a clean form of energy to residents. Turbines and towers can also be an eyesore. Protecting aesthetic resources of the area while also allowing for appropriate wind energy will provide the maximum benefit.

Resources: L5, L17, L18

Driveways: Rural and village driveways can contribute a substantial portion of impervious surfaces. Building only those surfaces that are necessary, and potentially with pervious materials or other design standards can reduce their impact.

Resources: F2, F5, B10, L14

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

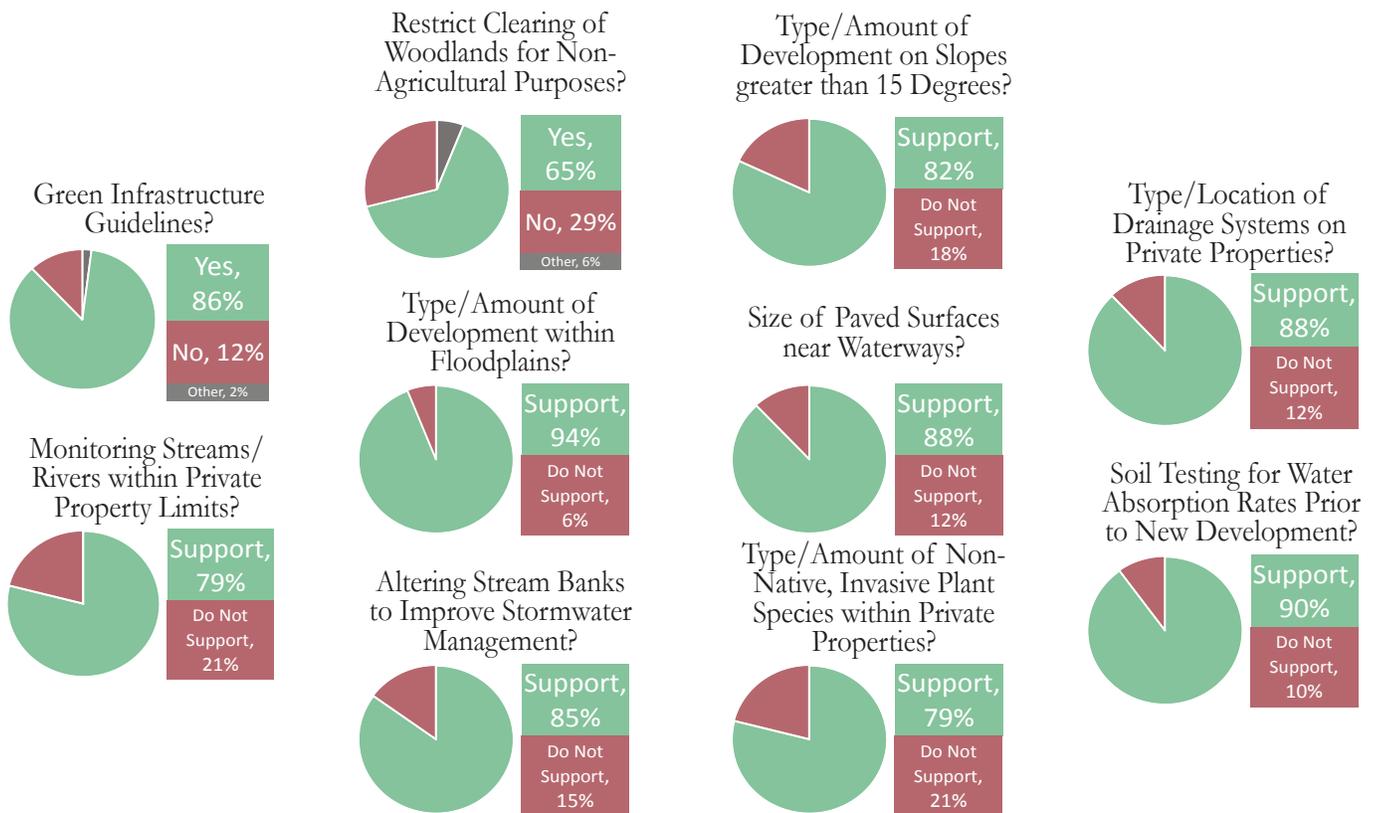
Resources: F9

Sourcewater Protection (well-head). Protecting those areas directly surrounding where residents draw their water is essential for protecting the quality of the water and associated public health impacts.

Resources: O6, L16

Do your residents support these laws? Results from the 2014 Survey are below!

Survey Question: Should towns and villages adopt/enforce the following policies?



Resources: Best Practices, Education, and Model Laws

Fact Sheets

- F1 Agricultural Environmental Management Fact Sheet
- F3 Encouraging Low Impact Development
- F4 Green Infrastructure Fact Sheet
- F5 Permeable Pavement Fact Sheet
- F7 Preserving Agriculture Policy Sheet
- F8 Preserving Viewsheds Policy Sheet
- F9 Roadside Ditches Fact Sheet
- F10 Smart Growth Policy Sheet
- F11 Steep Slope Policy Sheet
- F13 Water Quality Policy Sheet

Best Practices

- B1 Agricultural Zoning Guidelines
- B2 Historic Design Guidelines for Fallsburg NY
- B3 Historic Schoharie Design Guidelines
- B5 NYS Forestry BMP for Water Quality
- B6 NYS Stormwater Management Design Manual- 2015
- B7 Planning for Agriculture Toolkit
- B8 Putting Smart Growth to Work
- B10 Rural Driveway Guidelines
- B11 Rural Town Self Assessment for Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley
- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

Reports

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- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

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- O2 Construction Stormwater Toolbox
- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association
- O7 NY Standards for Erosion and Sediment Controls

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- L14 Sustainable Driveways Model Law
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- L16 Wellhead Protection Model Law- V. of Cazenovia
- L17 Wind Energy - Town of Litchfield
- L18 Wind Energy Model, NYSERDA



TOWN OF WAYNE

COMPREHENSIVE PLAN: UPDATED 2010 GOALS

- 1) To protect the scenic values and natural beauty of the Town.
- 2) To encourage efficient and effective use of tax dollars through orderly planned development.
- 3) To provide for the general health, safety, and welfare of the populous.
- 4) To encourage the most appropriate use of land in the community in order to conserve and enhance the value of property.
- 5) To encourage the preservation of historically agricultural lands in the Town.
- 6) To preserve open spaces and special terrain features.
- 7) To discourage development in areas physically unsuited and inappropriate for development.



Gaps in Current Law: Scenic, Character, and Environmental Resources

Agricultural Practices and Farmland Preservation. Farms contribute to the local economy and the local heritage, providing regional economic stability through jobs and tourism and providing scenic and historic landscapes enjoyed by area residents and visitors alike.

Resources: F1, F7, F8, B1, B7, R1, L4

Forest Management. Management of forests that allows contiguous forested areas to remain intact will help those forests to retain their valuable contributions of water quality management, scenic landscapes, and critical habitat protection.

Resources: F8, B5

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Resources: B2, B3

Incremental Growth Management. Using Smart Growth strategies allows communities to anticipate new development and ensure that future growth occurs in a way that reduces infrastructure costs, and encourages the growth of small villages and hamlets, while protecting agricultural and natural resources.

Resources: F10, B8, B11, B14, B15, R4, O1, L2, L11

Open Space Preservation. Protect open spaces such as forests, fields, and waterways in order to allow those areas to provide essential processes and benefits such as water quality management as well as to contribute to the beautiful landscape aesthetic and recreational opportunities of the area.

Resources: R3, R4, L1

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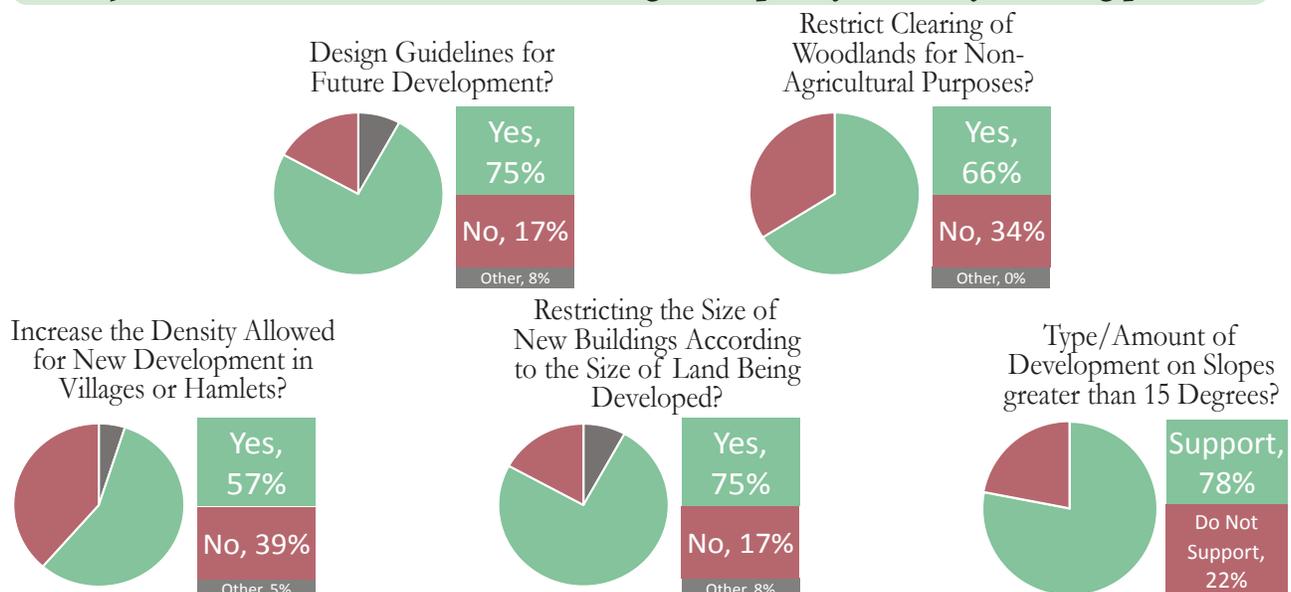
Resources: F8, F11, B12, B13, R3, L1, L4, L13

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Resources: F10, L2, L11

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Resources: F13, L3, L6, L8, L9

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Stormwater Management and Drainage. Stormwater runs along the ground, picking up potential pollutants and sediment that will degrade water quality. Managing stormwater on-site or requiring drainage systems that soak in and filter the water will improve water quality.

Resources: F13, B6, B12, B13, O2, O5, L1, L4, L13

Wetlands. Wetlands provide necessary water quality management functions as well as critical environmental habitats. Protecting wetlands in new development will help protect the water quality and functional landscapes.

Resources: L3, L6

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Resources: L5, L17, L18

Road Layout and Design: Roads contribute a substantial portion of impervious surfaces. Building only necessary surfaces, with pervious materials or other design standards can reduce their impact.

Resources: F6, O3, O4, L10

Road Ditching. Improper ditching methods can lead to road washout and additional erosion and flooding issues.

Resources: F9

Sewer and Water Infrastructure: Community water infrastructure in appropriate areas can help improve water quality by reducing some of the risks associated with individual systems.

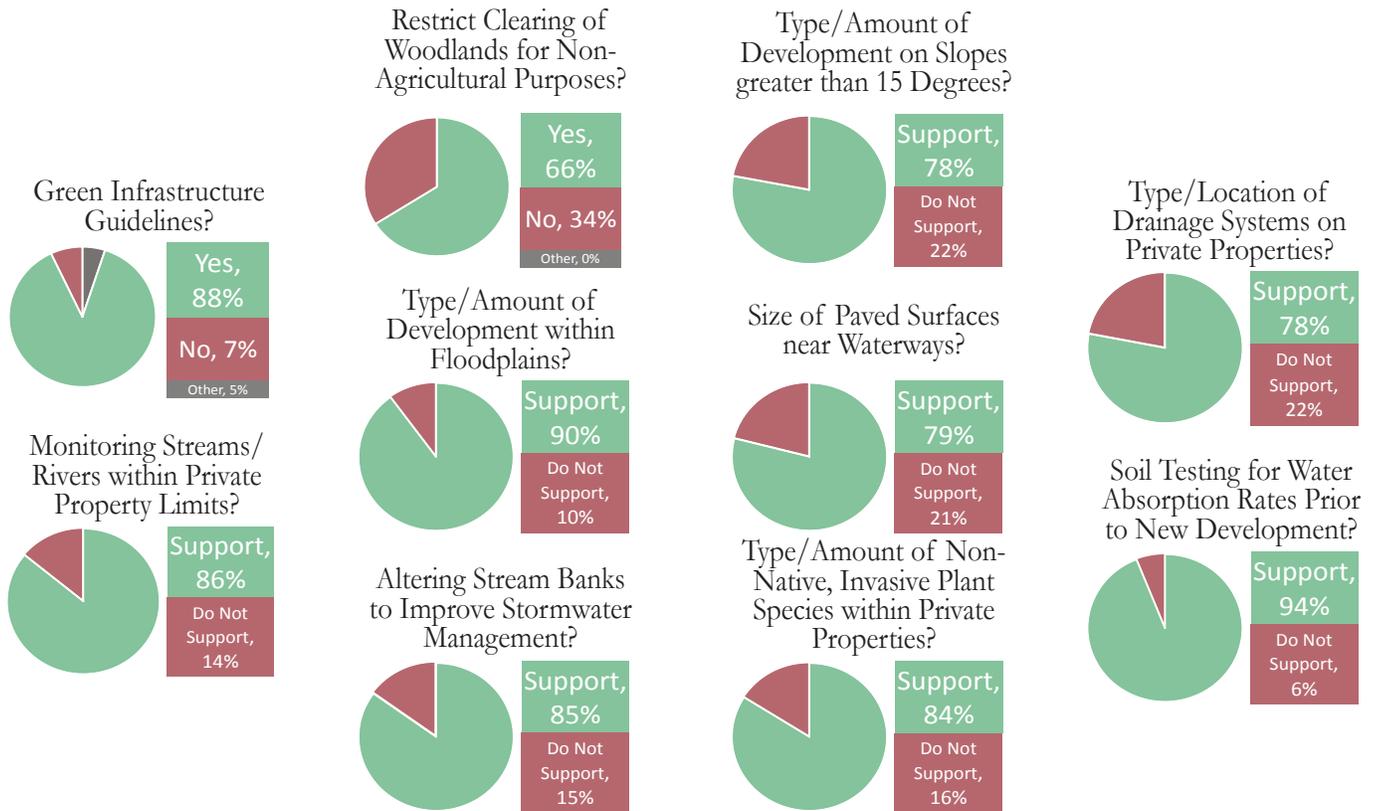
Resources: O6, L4

Sourcewater Protection (well-head). Protecting those areas directly surrounding where residents draw their water is essential for protecting the quality of the water and associated public health impacts.

Resources: O6, L16

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- F13 Water Quality Policy Sheet

Best Practices

- B1 Agricultural Zoning Guidelines
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- B3 Historic Schoharie Design Guidelines
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- B6 NYS Stormwater Management Design Manual -2015
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- B8 Putting Smart Growth to Work
- B11 Rural Town Self Assessment for Smart Growth
- B12 Steep Slope and Ridgeline Protection - NH
- B13 Steep Slopes Model Regulations - Lehigh Valley
- B14 Technical Guidance Manual for Sustainable Neighborhoods
- B15 Smart Growth in NYS - OSC

Reports

- R1 Farmland and Agricultural Protection Plan - 2014
- R3 Viewshed Identification and Prioritization - 2014
- R4 Waterfront Revitalization and Scenic Viewshed Protection Plan - 2014

Online Resources

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- O2 Construction Stormwater Toolbox
- O3 Cornell Local Roads Program
- O4 Dirt and Gravel Road Studies Center
- O5 Homeowner's Guide to Stormwater
- O6 New York Rural Water Association

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- L3 Model CEA Overlay Zoning - EPA
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- L11 Model Zoning for Village Development
- L13 Steep Slope Regulation - Town of Jerusalem
- L15 Sustainability Incentives Model Law -V. of Nyack
- L16 Wellhead Protection Model Law- V. of Cazenovia
- L17 Wind Energy - Town of Litchfield
- L18 Wind Energy Model, NYSERDA

CONTACTS, ORGANIZATIONS, & FUNDING RESOURCES

MUNICIPAL CONTACTS

Town of Barrington
4424 Old Bath Road
Penn Yan, NY 14527
607.243.5323
www.townofbarrington.org

Village of Hammondsport
18 Water St
Hammondsport, NY
607.569.3700
www.hammondsport.com

Town of Jerusalem
3816 Italy Hill Road
Branchport, NY 14418
315.595.2286
www.jerusalem-ny.org

Town of Milo
137 Main Street
Penn Yan, NY 14527
315.536.8911
www.townofmilo.com

Village of Penn Yan
111 Elm Street, PO Box 426
Penn Yan, NY 14527
315.536.3015
www.villageofpennyan.com

Town of Pulteney
9226 County Route 74, PO Box 214
Pulteney, NY 14874
607.868.4222
www.pulteneyny.com

Town of Urbana
8014 Pleasant Valley Road
PO Box 186
Hammondsport, NY 14840
607.569.3743
www.townofurbana.com

Town of Wayne
PO Box 182
Wayne, NY 14893
607.292.3450
www.townofwayne.com

COUNTY CONTACTS

Amy Dlugos, Planning Director
www.steubencony.org/Pages.asp?PGID=33
amy@co.steuben.ny.us
607.664.2282

Steuben County Directory
http://www.steubencony.org/Files/Documents/county_directory_2015.pdf

Shawna Bonshak, Planner
www.yatescounty.org/display_page.asp?pID=594
sbonshak@yatescounty.org
315.536.5153

Yates County Directory:
www.yatescounty.org/upload/12/6224.pdf

STATE CONTACTS

NYS Department of State:

Local Government Services

www.dos.ny.gov/lg/lut/index.html
Christopher Eastman, Training Manager
Christopher.Eastman@dos.ny.gov
518.473.3367

NYS Parks, Recreation and Historic

Preservation

nysparks.com
Steuben County: Anthony Opalka (518) 268-2177
Yates County: Lorraine Weiss (518) 268-2129

NYS Department of Environmental

Conservation Region 8

www.dec.ny.gov/about/617.html

NYS Department of Transportation Region 6

Contact: www.dot.ny.gov/regional-offices/
Pauline Burnes, Acting Regional Landscape Architect
Pauline.Burnes@dot.ny.gov
(607) 324 - 8441

GRANTS

New York State Council on the Arts: Arts Culture and Heritage

www.nysca.org/public/grants/
Contact: (212) 459-8800 ; info@arts.ny.gov

Homes and Community Renewal: CDBG & NY Main Street

Community Development Block Grant (CDBG)
www.nyshcr.org/programs/nys-cdbg/
Leonard Skrill (716) 847-7955

NY Main Street
www.nyshcr.org/programs/nymainstreet/
Patricia O'Reilly (315)478-7179

Office of Parks, Recreation and Historic Preservation: Environmental Protection Fund Municipal Grants & Recreational Trails Programs

nysparks.com/grants/
Thomas Livak (716) 354-9101 (Yates County)
Laurie Moore (607) 387-7041 (Steuben County)

NYS DOS Local Waterfront Revitalization Program

www.dos.ny.gov/opd/programs/lwrrp.html
Contact: (518) 474-6000 ; opd@dos.ny.gov

NYS DEC: EFC Wastewater Infrastructure Engineering Planning Grant

www.dec.ny.gov
www.dec.ny.gov/pubs/81196.html
Susan Van Patten (518) 402-8179;

Environmental Facilities Corporation: Green Innovation Grant Program

www.efc.ny.gov/Default.aspx?tabid=461
Suzanna Randall (518)402-7461 ; GIGP@efc.ny.gov

NYSERDA – Cleaner Greener Communities Implementation Grant

[www.nyserda.ny.gov/All-Programs/Programs/
Cleaner-Greener-Communities/Implementing-Smart-
Development-Projects](http://www.nyserda.ny.gov/All-Programs/Programs/Cleaner-Greener-Communities/Implementing-Smart-Development-Projects)
(518) 862-1090 ; info@nyserda.gov

NYS DOS Local Government Efficiency Grants

www.dos.ny.gov/LG/lge/grant.html
Christopher Grant
christopher.grant@dos.ny.gov

NYS Department of Agriculture and Markets

Farmland Protection Planning Grants

[www.agriculture.ny.gov/ap/agsservices/fp_plan_grants.
html](http://www.agriculture.ny.gov/ap/agsservices/fp_plan_grants.html)
John Brennan (518) 457-2713 ;
john.brennan@agmkt.state.ny.us

OTHER ORGANIZATIONS

Empire State Futures

Peter Fleischer, Executive Director
pfleischer@empirestatefuture.org
www.empirestatefutures.org

Syracuse Center of Excellence: Environmental Finance Center

Khristopher Dodson, Associate Director
kdodson@syracusecoe.org ; 315.443.8818
efc.syracusecoe.org/efc/

Finger Lakes Land Trust

Contact: Elizabeth Newbold
ejn22@cornell.edu ; (315) 536-5123
fllt.org

American Farmland Trust

www.farmland.org/newyork

Southern Tier Central Regional Planning & Development Board

www.stcplanning.org
(607) 962-5092

Cornell Cooperative Extension - Yates Co.

Emily Staychock
ecs268@cornell.edu ; (315) 536-5123
yates.cce.cornell.edu

KWIC- Keuka Watershed Improvement Cooperative

keukawatershed.com
Jim Balyszak - yceswcd@rochester.twcbc.com
Colby Petersen - cjpetersen@rochester.twcbc.com

Smart Growth America

www.smartgrowthamerica.org

INDEX OF TOOLS AND RESOURCES

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	Green Infrastructure Fact Sheet	F4
	Permeable Pavement Fact Sheet	F5
	Planning Considerations for Roads, Highways, Etc	F6
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	Steep Slope Policy Sheet	F11
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	Steep Slopes Model Regulations - Lehigh Valley	B13
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	Protecting Wayne's Scenic Views: An Approach Towards Keeping Real Estate Values. Hobum Moon	
	SEQR Website and Handbook	