

TOWN OF ORANGETOWN GREEN INFRASTRUCTURE CODE REVIEW PROJECT CODE REVIEW WORKSHEET

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GREEN INFRASTRUCTURE CODE REVIEW WORKSHEET FOR THE TOWN OF ORANGETOWN, NEW YORK

DIRECTIONS

1. Answer Questions: For each question, respond yes, no or leave blank. If you decide to research a question and locate the answer, please record the reference in the space provided.
2. Comments: Please provide any comments that will help elucidate issues related to the topic in the line provided and feel free to add detail at the end of the worksheet.
3. Priority Ranking: Check mark any topic that is considered a priority and go back at the end to sort the checked items into 2 categories
1= Higher Priority and 2= Lower Priority.

A note on the worksheet:

This worksheet is adapted from the *Code and Ordinance Worksheet for New York State*. Some changes have been made based on a review of the *EPA Water Quality Score Card*, the *Albany County Stormwater Coalition Scorecard*, and the *Nyack Green Infrastructure Report 2013*.

Code and Ordinance Worksheet for New York State

http://www.dec.ny.gov/docs/remediation_hudson_pdf/cownys.pdf

EPA Water Quality Score Card

http://www.epa.gov/dced/water_scorecard.htm

Albany County Stormwater Coalition Scorecard

http://www.stormwateralbanycounty.org/wp-content/uploads/2011/12/Stormwater-Coalition-Scorecard_2011_9-7_For-Distribution_FINAL1.pdf

Nyack Green Infrastructure Report 2013

<http://nyack-ny.gov/wp-content/uploads/2013/11/Roundtable-Report-FINAL7-1.pdf>

The following local documents will be used in the Green Infrastructure Review. Please note any issues relevant to the goal of advancing the use of green infrastructure for stormwater management.

LOCAL DOCUMENTS LIST	
DOCUMENT	REMARKS
Comprehensive Plan	
Zoning Ordinance or Local Law, Overlay District Regulations (such as a Conservation Overlay District enacted after Site Plan Review Regulations)	
Subdivision Regulations	
Highway Specifications, Street Standards or Road Design Manual	
Parking Requirements	
Building and Fire Regulations/Standards	
Flood Damage Prevention Regulations	
Wetland and/or Watercourse Ordinance or Local Law	
Grading Ordinance or Local Law	
Erosion and Sediment Control Ordinance or Local Law	
Stormwater Management Local Law or Drainage Criteria	
Tree Protection or Landscaping Ordinance or Local Law	
Steep Slopes Ordinance	
Emergency Response Master Plans	

REDUCING IMPERVIOUS SURFACE

Streets, Sidewalks, Driveways

Questions	Yes	No	Remarks	Priority Rating (1 or 2)	Reference
Street width and length					
1. Is the minimum pavement width allowed for streets in low density residential developments that have less than 500 daily trips (ADT) between 18-22 feet?					
2. At higher densities are parking lanes allowed to also serve as traffic lanes (i.e., queuing streets)?					
3. Do street standards promote the most efficient street layouts that reduce overall street length?					
Right-of-Way Width					
4. Is the minimum right of way (ROW) width for a residential street less than 55 feet?					
5. Does the code allow utilities to be placed under the paved section of the ROW?					
Cul-de-sacs					
6. Is the minimum radius allowed for cul-de-sacs less than 35?					
7. If not is it less than 45 feet?					
8 Can a landscaped island be created within the cul-de-sac?					
9 Are alternative turnarounds such as "hammerheads" allowed on short streets in low density residential developments?					
10. Do regulations and policies promote the use of permeable surfaces in roadway design?					
11. Is green infrastructure integrated into major roadway construction and retrofits?					
Sidewalks and Curbs					
12. Is the minimum sidewalk width allowed 4 feet or less?					

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
13. Are sidewalks always required on both sides of residential streets?					
14. Are sidewalks allowed to be sloped to drain to the front yard instead of the street?					
15. Can alternate pedestrian networks be substituted for sidewalks (e.g., trails through common areas)?					
16. Is curbing with 1:4 slope ("Cape Cod" curbing) allowed in areas of amphibian migration routes?					
17. Are curb and gutters required for most residential street sections?					
Driveways					
18. Is the minimum driveway width specified 9 feet or less (one lane) or 18 feet (two lanes)?					
19. Can pervious materials be used for single family home driveways (e.g., grass, gravel, porous pavers, etc)?					
20. Can a "two track" design be used at single family driveways?					
21. Are shared driveways permitted in residential developments?					
Roofs					
22. Can rooftop runoff be discharged to yard areas?					
23. Do current grading or drainage requirements allow for temporary ponding of stormwater on front yards or rooftops?					
24. Is there a local stormwater law that uses the NYS Stormwater Management Design Manual criteria or equivalent for cisterns, rain barrels, rain gardens, stormwater planters and green roofs to capture rooftop runoff?					
Parking Standards and Parking Lot Design					
Parking Ratios					
25. Is the minimum parking ratio for a professional office building (per 1000 ft ² of gross floor area less than 3.0 spaces)?					
26. Is the minimum required parking ratio for shopping centers (per 1,000 ft ² gross floor area) 4.5 spaces or less?					

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
27. Is the minimum required parking ratio for single family homes (per home) less than or equal to 2.0?					
28. Are model shared parking agreements provided?					
29. Are parking ratios reduced if shared parking arrangements are in place?					
30. If mass transit is provided nearby, is the parking ratio reduced?					
Parking Lot Design Standards					
31. Is the minimum stall width for a standard parking space 9 feet or less?					
32. Is the minimum stall length for a standard parking space 18 feet or less?					
33. Are at least 30% of the spaces at larger commercial parking lots required to have smaller dimensions for compact cars?					
34. Can pervious materials be used for any part of parking areas?					
35. Is a minimum percentage of a parking lot required to be landscaped?					
36. Is the use of bioretention areas and other stormwater practices within landscaped areas or setbacks allowed?					
37. Is the use of green infrastructure (trees, bioretention, permeable paving in parking lots encouraged?					
38. Are there any incentives to developers to provide parking within garages rather than surface parking lots?					
Impervious Surface Limits					
39. Where additional impervious surface is added to a property is there a requirement to capture the additional runoff?					
40. Does the municipality set the threshold for requiring a Stormwater Pollution Prevention Plan lower than the New York State Stormwater Management Design Manual?					

NATURAL RESOURCES PROTECTION

Plans, Inventories and Mapping

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
41. Has the local governmental/other public institution identified and mapped critical natural resource areas (e.g. steep slopes, wildlife habitat, drinking water source areas including aquifer recharge areas/well head protection zone)?					
42. In addition to or instead of mapping does the municipality/other public institution have a natural resource inventory (NRI) or open space inventory (OSI) that is used by the planning and zoning boards in plan review?					
43. Are the following included in the NRI?					
a. Surface water-streams, rivers, ponds, lakes					
b. Floodplains and Flood Hazard Areas					
c. NYS Regulated Wetlands					
d. National Wetland Inventory					
e. Groundwater/aquifers					
f. Surficial and bedrock geology					
g. Topography					
h. USDA Soil Survey					
i. Land Cover					
j. Maps of Significant habitat or natural areas					
k. NY Natural Heritage Program information					
l. Rare plants					
m. Rare animals					
44. Does the local or institutional comprehensive plan contain goals for preservation of identified critical natural resource areas (steep slopes, wildlife habitat, drinking water source areas including aquifer recharge areas)?					

Protection, Preservation and Conservation					
Locating Sites in Less Sensitive Areas					
Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
45. Does the municipality have a floodplain management ordinance or local law that prevents new building and filling in the 100-year floodplain (i.e. more stringent than a Flood Damage Prevention Law, commonly adopted to meet minimum requirements for participation in the FEMA flood insurance program)?					
46. Does the municipality have a steep slope, grading, or erosion and sediment control law that requires avoidance of development on steep slope areas and minimizes grading and flattening of hills and ridges?					
47. Does the municipality require avoidance and protection of highly erodible soils through a steep slope, grading, or erosion and sediment control law					
48. Does the municipality provide incentives for development on previously altered sites or in designated priority growth areas?					
49. Does the municipality require that natural conservation areas are delineated and defined before site layout and design are conducted?					
50. Does the municipality require that conservation areas and native vegetation be protected in an undisturbed state during the design, construction and occupancy stages?					
Stream and Wetland Buffers					
51. Does the municipality have a stream buffer ordinance or local law?					
52. If yes, is it for all streams?					
53. If so, is the minimum buffer width:					
100 feet or more?					
between 50 and 100 feet?					
54. Is expansion of the buffer to include freshwater wetlands, steep slopes or the 100-year floodplain required?					

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
55. Does the ordinance also regulate intermittent streams?					
56. Does the municipality have a local wetland ordinance or local law?					
57. Does the wetland ordinance are all wetlands regulated regardless of size?					
58. If not, does the ordinance regulate wetlands between 0-5 acres?					
59. In the wetland ordinance is the minimum regulated wetland buffer width:					
200 feet or more?					
100- 200 feet?					
50-100 feet?					
60. Do the stream and wetland ordinances specify low impact uses in the buffer that area compatible with conservation such as passive recreation?					
61. Do the ordinances/local laws specify enforcement mechanisms?					
62. Do stream and wetland buffer ordinances/local laws specify that at least part of the buffer be maintained with native vegetation?					
Open Space and Flexible Design					
63. Does the municipality have open space design, conservation subdivision or cluster development provisions in local zoning or subdivision laws?					
64. Is land conservation or impervious cover reduction a major goal or objective of the open space, conservation subdivision or cluster development ordinance?					
65. Are the submittal or review requirements for open space, conservation subdivision or cluster development greater than those for conventional development					
66. Does the open space or cluster subdivision ordinance provide density bonuses when a certain percentage of open space is preserved (incentive zoning)?					

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
67. Does the open space or cluster subdivision ordinance require that open space areas associated with development be connected or consolidated into larger units?					
68. Are flexible site design criteria available for developers that utilize open space or cluster design options (e.g., smaller setbacks, road widths, lot sizes)?					
69. Are irregular lot shapes (e.g., pie-shaped, flag lots) allowed in the municipality to allow for flexibility in protecting important habitats and open space?					
Open Space Management					
70. Does the municipality have enforceable requirements to establish agreements that can effectively manage open space?					
71. Does a minimum percentage of open space have to be managed in a natural condition?					
72. Are allowable and unallowable uses for open space in residential developments defined?					
73. Can open space be managed by a third party using land trusts or conservation easements?					
Clearing and Grading					
74. Is there an ordinance or local law that requires erosion and sediment control on development sites using the design criteria in, "New York Standards and Specifications for Erosion and Sediment Control"?					
75. Is there an ordinance that requires buffer zones be maintained between development and land preserved for habitat?					
76. Do reserve septic field areas need to be cleared of trees at the time of development?					
Forest Conservation					
77. If forests are present at residential development sites, does at least 5 acres of the stand have to be preserved?					
78. Are the limits of disturbance shown on construction plans adequate for preventing clearing of trees and natural vegetative cover during construction?					

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
79. Is there an ordinance or local law that requires forestry best management practices for timber harvesting and tree cutting?					
Conservation Incentives-Financial					
80. Is there an ordinance or local law that requires forestry best management practices for timber harvesting and tree cutting?					
81. Does the municipality use local, county, state, federal or private open space funding for purchase or transfer of development rights programs?					
82. Does the municipality provide information to landowners about reduced tax assessment under NYS Forest Tax Law, Section 480-A of Real Property Tax Law?					
83. Does the municipality provide information to landowners about reduced tax assessment under NYS Agricultural District Law?					
84. Does the municipality provide information to landowners about reduced local tax assessment for wetlands regulated under the NYS Freshwater Wetlands Act, Section 24-0905 of the Act (Tax Abatement)?					
Urban Forestry and Tree Protection					
85. Does the municipality have a current inventory of trees on public land?					
86. Does the municipality have a tree replacement plan in its urban forestry program?					
87. Does the municipality maintain and update a list of preferred tree species based on reliable current recommendations from NYS Urban Forestry Council or other reliable source?					
88. Does the municipality require that public trees removed or damaged during construction associated with private development to be replaced on- or off-site?					
89. Does the Code include a provision for protecting trees during construction?					

Questions	Yes	No	Remarks	Priority (1 or 2)	Reference
90. Are permits required before removing trees on proposed development or redevelopment sites?					
91. Are there minimum tree preservation standards for development sites?					
92. Do site plans or stormwater plans include tree preservation?					
STORMWATER MANAGEMENT AND RUNOFF REDUCTION					
93. Does the Code include definitions of green infrastructure techniques that are accepted in the NYS Stormwater Management Design Manual 2010?					
94. Do the local boards require runoff reduction by non-structural stormwater control practices and engineered green infrastructure techniques first on sites that are not already required to do so in the NYS Stormwater Management Design Manual 2010?,					
95. Do the local boards encourage installation of stormwater infiltration practices and permeable surfaces to promote groundwater recharge in appropriate areas?					
96. Is there a local stormwater law that uses NYS Stormwater Management Design Manual criteria for infiltration practices and permeable surfaces?					
97. Is there a local stormwater law that uses NYS Stormwater Management Design Manual criteria for design of stormwater ponds and wetlands as ecologically functioning systems?					
98. Are dry detention basins discouraged?					