

Town of Caroline Site Plan Review Local Law

Summary of Proposed Edits

September 2017 - February 2018

Section 2.030- 'Authority and Relationship of this Law to Other Laws and Regulations': Carry over 'Authority' paragraph from Subdivision law to make language consistent between to the two local laws. (Section 2.030, p. 3)

Section 2.040- 'Definitions': Edit definition (bb) for Multi-family Residential to '4 or more dwelling units' to make language consistent between to the two local laws. (Section 2.040, p. 6)

Section 3.010- 'Site Plan Considerations': Insert new site plan consideration (#13) language that speaks to the impacts of energy use and greenhouse gas (GHG) emissions associated with physical development. (Section 3.010, p. 10)

Section 3.020 (e)- 'Transportation': Expand language that broadens the topic of transportation to include consideration of the siting of Developments and more diverse transportation options. Also propose new criteria (VI) that reflects transportation considerations under the aforementioned modification to the language that support these topics as part of the Moratorium goals as they consider environmental and energy/GHG-related impacts from development. (Section 3.020, pp. 12, 13)

Insert new Review Criteria element Section 3.020 (m)- Energy Use and Greenhouse Gas Emissions (I). As a primary goal of the Moratorium effort (to improve energy use and reduce greenhouse gas (GHG) emissions resulting from new development that qualifies for subdivision review) the introduction of this criteria would require, either when an analysis is requested of an applicant by the Review Board during the course of subdivision review or per direction of a Lead Agency following NYS SEQRA on behalf of the Town, an applicant or developer to address [NYS DEC guidance for assessing a proposed Development's impact on energy use and GHG emissions during the completion of an Environmental Impact Statement \(EIS\)](#). (Section 3.020, p. 15).

Section 4.020- 'Sketch Plan': Strike caveat that Sketch Plan review is discretionary on the part of Review Board—this should be mandatory with no option for waiver. Additionally, insert language that details timeline and format of submission materials required for Sketch Plan conference. (Section 4.020, p. 16)

Insert new Section 4.032- 'Review Board Use of Legal Counsel'. The addition of this section allows the Review Board to retain the Town Attorney for legal assistance, as necessary with any interpretation of this local law or review procedure during the subdivision review process. The addition of this language is common in other municipal local laws in Tompkins County. (PROPOSED NEW Section 4.032, p. 17)

Section 7.040- 'Responsibilities of Review Board Members': Insert language regarding the participation of Review Board members in training activity, the responsibility of the Town Clerk to track this activity, and make a report to the Town Board each year to ensure appropriate Board training. (Section 7.040, p. 26)

Design Guidelines have been removed from the Appendix of this local law and are now a stand-alone companion document. This change is so that design guidelines can be revised, as and when deemed appropriate, by Town Board resolution and not subject to local law amendment process (Appendix A, p. 30, though now in separate document). The following **list** are questions that have been proposed as additions to the existing Site Plan Review local law Design Guidelines:

- New question that addresses the consideration of International Dark Sky Association (IDA) standards and recommended equipment with regard to Site lighting for the Development.
- Revise question (m.) by separating topics and focusing this question solely on environmental and health considerations of building materials.
- Insert question (n.), though topic is carried over from prior question (m.), and considers best practices in building shell design to maximize energy performance and efficiencies.
- New question that addresses the consideration of the proposed Development's Site Plan with attention to "location efficiency" that evaluates its proximity to community services and amenities that influence residents transportation options, costs, and associated GHG emissions.
- New question that addresses the consideration a range of sustainable transportation elements to be included in a proposed Development.
- New question that addresses the consideration of, most generally, the County's Energy Recommendations for New Construction as part of the 239 review process for projects and an applicant's likely potential to have to document relevant analyses prior to County review and Town Site Plan Approval.
- New question that addresses the consideration of a specific recommendation in the County's Energy Recommendations for New Construction regarding EnergyStar-certified products that can conserve water and energy use in new Developments.

- New question that addresses the consideration of a specific recommendation in the County's Energy Recommendations for New Construction regarding an electric energy program v. a fossil fuel system to power new Developments.
- New question that addresses the consideration of a specific recommendation in the County's Energy Recommendations for New Construction regarding the siting of structures in a proposed Development to be "solar receptive" given the orientation of roofs.
- New question that addresses the consideration of a specific recommendation in the County's Energy Recommendations for New Construction regarding residential projects greater than 20 units completing a whole building energy model to demonstrate optimized building energy performance and significantly reduce energy costs, reduce carbon emissions and potentially reduce initial construction costs.
- Insert a question that addresses the consideration of a proposed Development's application and/or utilization of "green infrastructure" to assist in the management, conservation, and re-use of water resources.
- New question that addresses the consideration of climate change and efforts to mitigate energy use and GHG emissions via the NY DEC *Guide for Assessing Energy use and Greenhouse Gas Emissions in an Environmental Impact Statement*.