

## Background information from Don Barber 9-16-17

### Appendix A - Design Guidelines

#### A-1 General Principles

The design of any Development should be appropriate to the Site's physical, natural, agricultural, historic, and cultural features and resources. It is the intent of this section to provide guidelines for the design of Sites, not specific rules for Developments.

#### A-2 Guidelines

In reviewing a proposed Site Plan, the Review Board shall consider the answers to the questions listed below. The Review Board may visit the Site of the proposed Development to consider alternative designs that may better address the following guidelines. The guidelines are presented in the form of questions to reflect the fact that they are intended to guide a discussion by the Review Board on the design of a proposed Development, not to provide a boilerplate standard for development design. It is anticipated that most Developments will be able to comply, to some degree, with these guidelines. It is also anticipated that the Review Board may be required to balance the degree to which the guidelines are met to find an optimum practical design, not a perfect design.

- a. Does the design comply with all existing local laws? **Many local laws are referred to in the "Review Criteria" section. There are also state and county laws that affect project design**
- b. Is the proposed Development consistent with the Town's Comprehensive Plan? **The Comp Plan is a road map for town government decisions and approval of the Site Plan is a town decision given to the Review Board. Developers are not bound by the Comp Plan but must be sensitive to it.**
- c. Will the proposed Development protect all Floodplains, Wetlands, and Steep Slopes from clearing, grading, filling, or construction (except as may be approved by the Town for essential infrastructure or active or passive recreation amenities)? **These considerations are covered under state law and local law on Sediment and Erosion Control.**
- d. Will the proposed Development preserve and maintain mature woodlands, existing fields, pastures, and meadows and create sufficient buffer areas to minimize conflicts between the Development Site and other uses, such as Residential and agricultural uses? **This guideline is not described anywhere else in local law.**
- e. If Development is located on open fields or pastures because of greater constraints in all other parts of the Site, will dwellings be sited on the least prime agricultural soils, or in locations on the far edge of a field, as seen from existing public roads? **Protecting prime soils is mentioned in Comp Plan**
- f. Will a vegetative buffer be maintained adjacent to Wetlands and surface waters, including creeks, streams, springs, lakes and ponds? If not, will such a vegetative buffer of native species be created? **Buffer zones are covered under state law and local law on Sediment and Erosion Control. This guideline includes the native species concept.**
- g. Does the design of the Development incorporate existing hedgerows and tree lines between fields or meadows, and minimize impacts on large woodlands (greater than five acres), especially those containing many mature trees or significant wildlife habitat? **This guideline is not described anywhere else in local law.**
- h. Does the design leave scenic views and vistas unblocked or uninterrupted, particularly as seen from public roads? Does the design avoid siting new construction on prominent hilltops or ridges, by taking advantage of lower topographic features? **This guideline is not described anywhere else in local law.**
- i. Does the design incorporate and preserve sites of historic, archeological, or cultural value, and their environs, insofar as needed to safeguard the character of the feature? Such features may include stone walls, spring houses, barn foundations, earthworks, and burial grounds. **Historic, archeological, and burial grounds are covered by state law.**

- j. Does the proposed Development affect a Unique Natural Area as identified by the Tompkins County Environmental Management Council or a Critical Environmental Area? Can this be avoided? If not, will the impact be mitigated? **UNA's have no enforcement associated with their designation. The Town has not created Critical Environmental areas yet.**
- k. Will the proposed Development protect rural roadside character and improve public safety and vehicular carrying capacity by avoiding development fronting directly onto existing public roads? **This guideline is not described anywhere else in local law.**
- l. Is the architectural design and details of proposed buildings or structures compatible with the character of the surrounding area? **This guideline is not described anywhere else in local law.**
- m. has the design considered the environmental and health impacts of building materials (including transportation, embedded energy, and pollutants during manufacture and curing), utilized best practices in generating a building envelope that will minimize heating and cooling costs, evaluated siting and orientation to enhance the thermal performance of dwellings in central New York, and maximized opportunities for siting renewable energy systems. **This guideline is not described anywhere else in local law. That said, Tompkins County Planning has made us aware that their 239 I & m Review will include much of this subject matter.**