

	A	B
1	<b>Comprehensive Plan Direction</b>	<b>Status of Update as of August 2017</b>
2	Make sure purpose statement of zoning matches vision of plan	Done
3	Define rural character in zoning	Done
4	Develop EPODS in steep slopes, wetlands, streams, scenic views, ridgelines, flood plains, wildlife resources. Refers to comp plan maps on website	done
5	Use net acreage with environmental control formula and apply to all subdivisions	Done
6	Decrease density where there is a defined environmental sensitivity OR that is primarily ag lands	Done
7	Establish best management practices for timber harvesting via a timber harvesting permit	done
8	Use conservation subdivision (shall) for all major subdivisions or all subdivisions >3 parcels on 50 acre parcels	Done
9	Offer density bonus for affordable housing, senior housing, public recreation, public open spaces	done
10	Add more definitions	done
11	more direction on allowed and prohibited uses consistent with Plan	done
12	performance criteria to keep buildings in scale such as building size and lot coverage, FAR, siting, lighting, parking,	done
13	Commercial uses shall have Site Plan and Special Use reviews, add more details to the use schedule, add purpose statements as offered in the plan. Plan offers district purpose statements; list of preferred uses, and list of uses not	done
14	amend site plan law to add procedures, standards, purpose statements, performance expectations, design standards, sketch plan	done
15	add requirement for street tree planting and landscaping to replicate existing	done
16	commercial design standards for parking, signage and outdoor lighting - parking lot locations, lighting with height limitations, screenign of lot, use of traffic access management, rear loading docks, decrease size and height of signs,	done
17	add minor home occupations with no special permits, intermediate HO with site plan only, and major HO with site plan and special use.	done
18	Remove Planned Business Development District	done
19	Regulated PODS (Portable On Demand Storage)	Done

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20	farm friendly zoning language include new ag uses, b&b, ag tourism, farm stands, ag businesses in use tables. Use questions in review to determine if commercial uses on farms are compatible.	done
21	Housing in hamlets should allow for multiple units, mixed uses, ECHO and accessory apartments, reuse of existing buildings for new housing, use of FAR to ensure scale fits in. See specific language offered in terms of how many lots allowed to be of each size when water and better septic offered.	done
22	200' farm buffer between houses and farms	done
23	allow for mobile or modular home on temporary basis	done
24	multiple unit structures allowed as a special use with restrictions identified here - page 55 outlines specific standards to be included. Asks for early public input in review process.	done
25	allow use of zero lot lines in hamlets and conservation subdivision	done
26	allow for variety of senior housing identified here - granny flats, senior group homes, CCRC, multi-family units.	done
27	include state law requirements for senior housing	done
28	use traffic access management in projects	done
29	PB authorized to require peak hour traffic studies in Site Plan and Special Use Permit processes	done
30	don't place barriers for use of zero energy homes	done
31	encourage use of LEED standards via density bonuses	done
32	protect stream banks, wetlands, flood plains, ag lands	done
33	pedestrian friendly planning with sidewalks and trails included in plans	Done
34	pay attention to how development impacts cultural and historical character	done
35	plan gives definition of this	done
36	add historic character to site plan review and make sure new is compatible with historic character. Provide standards for that review	done
37	allow conversion of buildings to new uses as Special Use Permit. Ensure historic character is retained during adaptive	done
38	define historic property to include main structure, out buildings, stone walls, barns, etc.	done
39	farm friendly zoning language, see sub sections for specifics, page 96, add in ag definitions, add ag uses to use table, add modified Site Plan Review for ag site plans as per NYS, include Right to Farm law.	done

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40	Be sure it is compliant with AML with Ag Data and Ag Disclosure notices, review for impact on agriculture via ag impact statement (page 99), review process for PB and ZBA to enhance evaluation of projects and impacts on agriculture;	done
41	allow by special use permit adaptive reuse of existing farm structures (h)	done
42	buffer of new residential developments - 200' adjacent to hamlets or more, residences to provide the buffer	done
43	authorize PB to reiew projects for effective site planning related to wildlife and wildlife habitats, see page 107	done
44	Special protections for small wetlands and vernal pools see page 107	Done
45	mitigate or eliminate adverse impacts on important viewsheds, see Appendix 1	done
46	Mitigate adverse Impacts on environmentally sensitive locations	done
47	protect views and critical environmental locations. Include regulatory controls (a through m, page 109). Include density bonuses for protection, net density, id impacts on viewsheds, use conservation subdivision or clustering,	done
48	stormwater runoff controls, incorporate soil erosion and sediment control programs included. Plan offers the specific language for inclusions.	done
49	Control impervious surfaces, use LID, narrow pavements of roads, keep floodplains and highly erodible areas from development, setbacks from waterways	done
50	incorporate nys stormwater rules - reference	done
51	strengthen site plan sections so that expectations for new develoment related to water quality are clearly detailed.	done
52	maintain current regs relatred to mining	done
53	outdoor lighting standards, to be specific to each zoning district	Done
54	reference dark sky standards	done
55	density bonus for building green	done
56	allow for performance bonds, escrow, inspection fees, developer agreements, hiring consultants, costs borne by developer.	done
57	enhance remedies and enforcement sections for violations	done
58	submit proposals electronically	done
59	community input shall be incorporated early in the process - at sketch phase, more public input needed early.	done
60	detail environmental review process and timing	done

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61	public hearing notification for all property owners within 500' of project	done
62	authorize PB and ZBA to have applicant personally attend meeting.	done
63	strengthen enforcement provisions.	Done
64	control outdoor furnaces, prohibit burn barrels	Done
65	Allow businesses in hamlets only with SPR and SUP, design standards for rural character. Allow small scale businesses with development standards consistent with environment, character, scale, style, mixed use nature of hamlets. Allow for mixed use structures and neighborhoods. Businesses in hamlets with site plan and special use	Done, more will come with Hamlet Devel. Standards
66	lot sizes and setbacks to match historic development patterns in hamlet., hamlet standards to be different from rural to maintain hamlet style	Phase 2 Density Changes
67	Use true density in du/acre instead of minimum lot size and that minimum lot sizes shall be used only to meet	Phase 2 Density Changes
68	Where min lot size needed only for setbacks, septic and water requirements	Phase 2 Density Changes
69	suggest decrease density in the 3 and 5 acre zones and then increase it with density bonus as incentive - see Box	Phase 2 Density Changes
70	evaluate and change lot size, dimensions, yards, setbacks so they are consistent with rural character and historic	Phase 2 Density Changes
71	minimum lot size of .5 acre with on-site septic and water	Phase 2 Density Changes
72	>20 homes in hamlets, 30% or greater open space requirement	Phase 2 Density Changes
73	Use Dwelling units per acre as the measurement of density, not minimum lot size	Phase 2 Density Changes
74	Require exterior building design standards for commercial uses consistent with traditional and historical character	Phase 2 Development Standards
75	rural siting and development standards mandatory for all subdivision or site plan approvals in all districts. See list of items in plan to include here	Phase 2 Development Standards
76	siting, height, scale, landscaping, hamlet style	Phase 2 Development Standards
77	Consider new hamlet as per conceptual zoning map; establish separate zoning districts for each hamlet with standards designed for each, some design standards are to be considered, others are shall be included, increase allowable density there, decrease lot size, allow for multi-family, allow for conversion of existing buildings to	Phase 2 Development Standards
78	design standards for industrial districts	Phase 2 Development Standards
79	Cottage zoning encouraged -plan gives max dwelling of 1000 sf and use of mixed lot sizes.	Phase 2 Development Standards
80	Hamlet style development standards	Phase 2 Development Standards
81	rural siting standards to be used for hamlets	Phase 2 Development Standards
82	housing standards - see multiple requirements	Phase 2 Development Standards

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83	Inclusionary zoning to keep some % of lots affordable; workforce housing	Phase 2 Development Standards
84	Consider adequate public facilities regulations	Phase 2 Development Standards
85	minimize use of cul de sac, use grid or modified grid patterns, use T and Y designs.	Phase 2 Development Standards
86	highway design standards - (subdivision law? OR Highway law?)	Phase 2 Development Standards
87	use shared driveways, rural road classification, access management , context sensitive design for new roads, see standards for traffic access management in 8.1	Phase 2 Development Standards
88	bike and pedestrian use of new roads with detailed new road standards (for Highway or subdivision law)	Phase 2 Development Standards
89	new greenway development and trails in new developments. Also see 6.9 for public trail interconnection to public	Phase 2 Development Standards
90	allow for long setbacks and use of flag lots to protect scenic or historic resources	Phase 2 Development Standards
91	add new section on demolition in hamlet	Phase 2 Development Standards
92	consider growth management via development monitoring and growth threshold program	Phase 2 Development Standards
93	allow for wind mills by special use permit, with site plan, with standards to protect rural and scenic character.	Phase 2 will add to this
94	Authorize PB to require Conservation Subdivision for smaller subdivisions when environmental limitations, ag lands, open spaces exist	subd law change needed, zoning part is done
95	consider requiring for major subdivisions, have state and county review for water, septic and eval of parcels past usage	Subdivision Law change
96	shall, for > 20 homes, require fiscal impact analysis on schools, infrastructure and town expenses	Subdivision Law change
97	design consideration for preventing monotonous subdivisions (Subdivision)	Subdivision Law change
98	updates to the subdivision law (Subdivision)	Subdivision Law change
99	include establishment of building envelope in new subdivisions	Subdivision Law change
100	for major subdivisions in hamlets, require sidewalks, bike friendly street design, public green space (also for	Subdivision Law change
101	subdivision - evaluate driveway placement, drainage	Subdivision Law change
102	subdivision review - consider historic character	Subdivision Law change
103	Clustered subdivisions shall be traditional neighborhoods	Subdivision Law change