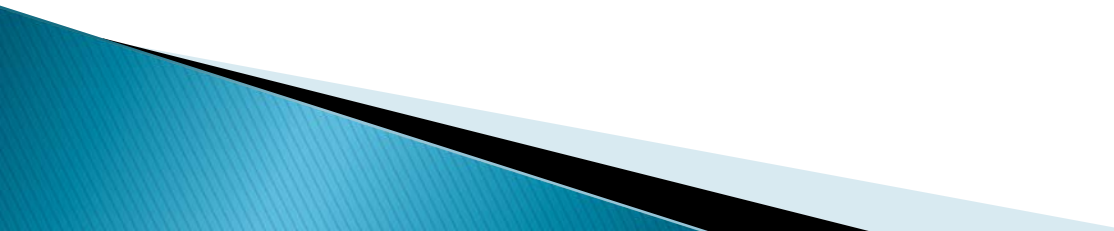


# Model Site Plan Review Law

To address the secondary impacts of  
the energy industry

# What is Site Plan Review?

- ▶ Does **NOT** control what is developed
  - ▶ Does **NOT** control where development takes place
  - ▶ Controls how development occurs on individual sites
  - ▶ The goal: protect neighboring landowners and public infrastructure.
- 

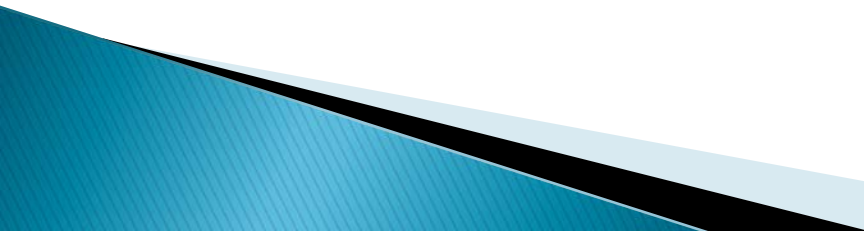
# Model Site Plan Review Law

- ▶ All uses require site plan approval except for
  - Single and two-family homes
  - Agricultural uses
- All site plans are reviewed for general standards and considerations
- Some uses must meet specific standards and considerations:
  - ✓ Man Camps
  - ✓ Industrial Storage Yards
  - ✓ RV Parks
  - ✓ Others

# Model Site Plan Review Law

- ▶ The model law also Includes:
  - Definitions
  - Procedures
  - Other administrative “stuff”

# Model Site Plan Review Law

- ▶ Make changes to suit your needs:
    - Add or remove uses
    - Add, remove, or change review criteria
  - Town Board or Planning Board?
    - ✓ Model law gives review authority to the Town Board
    - ✓ Use the Planning Board if you have one
    - ✓ If you don't have a Planning Board, consider forming one
- 

# What's Next?

- ▶ “A Guide to Preparing your Community for Energy Development”
  - ✓ Being developed by the Planning Directors of Steuben, Schuyler and Chemung Counties and the Regional Planning staff
  - ✓ An easy to use, comprehensive guide to planning and land use regulation as it relates to energy development
  - ✓ In addition to natural gas: wind, solar, biomass
  - ✓ Completion date: October 1, 2011
- Training

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