

VILLAGE OF VOORHEESVILLE
LOCAL LAW 3 OF 2011
STORMWATER SITE-DESIGN PRACTICES
Added to Village Zoning Law, Article XIX/C/17

For new development and redevelopment projects.

Legislative intent: The intent of this legislation is to achieve a better site development design in an effort to reduce the environmental-impact “footprint” of the site while retaining and enhancing the owner/developer’s purpose and vision for the site.

Purpose: The purpose of this legislation is to provide guidance to developers and designers to plan for and implement better site-design practices for new development and redevelopment projects. While reducing the effects of stormwater runoff may be achieved through both regulatory and non-regulatory techniques, this legislation focuses on the site-level planning and design tools available to the development community.

Stormwater (better) site design includes non-structural and natural approaches to new and redevelopment projects to reduce effects on watersheds by conserving natural areas, reducing impervious cover and better integrating stormwater treatment. Stormwater better site-design concepts may employ non-structural on-site treatment that can reduce the cost of infrastructure while maintaining or even increasing the value of the property relative to conventional designed developments.

The goals of better site design include:

- Prevention and/or reduction of stormwater effects rather than having to mitigate larger quantities of storm water
- Management of stormwater (quantity and quality) as close to the source as possible
- Preservation of natural areas, native vegetation and reduction of the effect of on watershed hydrology
- Usage of natural drainage pathways as a framework for site design
- Utilization of simple, non-structural methods for stormwater management that are lower cost and lower maintenance than structural controls
- Creation of a multifunctional landscape

Title:

This amendment to the Village of Voorheesville Zoning Law shall be known and cited as STORMWATER SITE-DESIGN PRACTICES as found in the Village of Voorheesville Zoning Law, Article XIX/ Special Regulations/ Site Plan Review/C. Requirements For A Site Plan/ 17. Stormwater Site-Design Practices.

Uses/ restrictions/ regulations:

A- Site Plan, Special Use, Minor Subdivision and Major Subdivision applications to the Planning Commission shall be subject to review and approval for conformance to Stormwater Site- Design Practices.

B- The site owner/applicant/designer shall submit a Stormwater Site Design Plan to the Planning Commission. The standard used to meet the requirements of this local law shall be the New York State Stormwater Management Design Manual (NYSSDM). The applicant shall submit this plan to the Planning Commission in a conceptual form, prior to the actual site plan submittal, for review and conceptual approval. The conceptual presentation shall include a narrative outlining the basic principles of Steps of 1, 2 and 3 of Chapter 3 of the NYSSDM used in the development of the conceptual site plan.

C- The final site plan shall consider proposals to the Planning Commission including preservation of undisturbed areas, preservation of buffers, reduction of clearing and grading, locating development in less

sensitive areas, open space design, soil restoration, roadway reduction, sidewalk reduction, driveway reduction, cul-de-sac reduction, building footprint reduction and parking reduction when such practices are deemed applicable and practical to the site by the Village of Voorheesville Planning Commission. A narrative addressing the above considerations shall accompany the Better Site Design Plan for review and approval by the Village of Voorheesville Planning Commission. The final plan shall include a narrative outlining the basic principles of Steps of 4 and 5 of Chapter 3 of the NYSSDM.

D- Specifically, the plan shall incorporate green infrastructure techniques and standard SMPs with RRv Capacity incorporating conservation of natural areas, sheetflow to riparian buffers or filter strips, vegetated open swales, tree planting/tree box, disconnection of rooftop runoff, stream day-lighting, rain gardens, green roofs, stormwater planters, rain tanks/cisterns, porous pavement, infiltration practices, bioretention practices and or dry swales (open channel practices) when such practices are deemed applicable and practical to the site by the Village of Voorheesville Planning Commission. A narrative addressing the above considerations shall accompany the Better Site Design Plan for review and approval by the Village of Voorheesville Planning Commission.

E- The Planning Commission shall review the plan and narratives and determine whether or not the plan conforms to the purpose and intent of the local law.

F- The Village of Voorheesville may retain an engineer to review and make recommendations to the Planning Commission regarding Runoff Reduction Criteria, Water Quality Volume, application of Stormwater Management Practices, Peak Rate Control Practices and whether or not quantity control requirements have been met. The applicant shall incur the cost of this engineering service.

Time Limitation:

Any approval permitted by this Article shall be null and void unless a building permit is applied for and actual construction commenced within two years from the date of the Planning Commission approval.