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”
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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