

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
Section 1: Development			
<i>Existing Developments</i>			
1-01	Identify retrofit opportunities such as addition of stormwater ponds to older developments or construction of wastewater treatment systems to replace older septic systems		0
1-02	Identify habitat and natural conveyance system restoration opportunities		0
1-03	Establish retention/detention areas	Practice: Several observed to be in place	2
1-04	Acquire additional land for locating treatment facilities		0
1-05	Encourage homeowners to place compost piles away from waterbodies and roadways	Practice: Cornell Cooperative Extension Guide to Home Composting available online	2
1-06	Encourage proper use and disposal of lawn and other household chemicals	Practice: Monroe County Household Hazardous Waste Program - Dept. of Environmental Services	2
1-07	Institute turf management practices on golf courses and parks and recreation areas		0
1-08	Undertake storm drain stenciling	Practice: Monroe County Department of Environmental Services, Black Creek Watershed Coalition Education/Public Outreach Subcommittee; ongoing process in applicable areas throughout the watershed	2
1-09	Encourage volunteer programs, such as adopt-a-highways and adopt-a-stream, etc.	Wheatland/Scottsville Comp. Plan, 2-9: "...there is a need for the Town...to address water quality issues by actively participating in the various watershed and water quality committees, and by maintaining current knowledge of existing and upcoming regulations pertaining to water quality..." Also, Monroe County DOH sponsors/administers the Community Water Watch program	2
1-10	Include high percentage of indigenous plants in new landscaping on privately-owned properties (excluding arboretums, horticultural gardens, and sites requiring turf grasses)	Practice: SWCD tree and shrub sale, occurs on an annual basis; hardy varieties of native species are provided to the public at low-cost	2
1-11	Encourage water conservation		0

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2=full, 1=partial, 0=not at all, n/a=not applicable
1-12	Develop outreach programs targeted at specific problems related to water quality management & resource conservation	Practice: CCE, SWCD and the two watershed groups have been developing several distinct programs regarding water quality, including (but not limited to) septic system outreach, erosion and sediment control workshops, agricultural BMPs, watershed planning and household hazardous waste	2
1-13	Encourage proper control of pet wastes		0
1-14	Encourage continued operation of private storm water runoff control structures		0
1-15	Discourage feeding of waterfowl		0
1-16	Discourage the introduction of exotic aquatic species (Eurasian water milfoil, zebra mussels, water chestnut, loosestrife, hogweed, etc		0
1-17	Encourage continued (periodic) operation and maintenance of private septic disposal systems		0
1-18	Effective and consistent application and enforcement of stormwater regulations & requirements	Z.O. 98-19. C.6 - A system for storm water drainage (must use the design criteria listed). Z.O. 98-19. E.1 - Adequate stormwater drainage shall be provided and based on a ten year rainfall frequency. S of L. 82-34. B.7 - Proposed system for stormwater drainage (must use the design criteria listed).	2
1-19	Require certification of existing on site septic systems for property transfers or building expansions.	Monroe County Sanitary Code: Monroe County requires inspections at time of property transfer; however, inspections are merely recommended during transfers or refinancing	1
1-20	Require entire property (existing as well as proposed) to be included in stormwater analysis/calculation.	Z.O. 98-19. C.6 - A system for storm water drainage (must use the design criteria listed). Z.O. 98-19. C.11 - A separate drainage report clearly showing the intended method of all stormwater disposal. Z.O. 98-19. E.1 - Adequate stormwater drainage shall be provided and based on a ten year rainfall frequency. S of L. 82-34. B.7 - Proposed system for stormwater drainage (must use the design criteria listed). S of L. 82-35. F - A separate drainage report, including calculations of runoff, which clearly indicate the design and intended method of all stormwater disposal.	2
1-21	Use of drainage districts		0
<i>New Development and Substantial Redevelopment</i>			
1-22	Minimize the amount of land disturbed and the duration of disturbance		0

Town of Wheatland
Black and Oatka Watersheds

<i>BMP #</i>	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2=full, 1=partial, 0=not at all, n/a=not applicable
1-23	Preserve natural features and conform substantially with the natural boundaries and alignment of waterbodies	Z.O. 98-15. B(4) - The quality of the natural environment shall be conserved through preservation of trees and outstanding natural topography. S of L. 82-33. B - Natural features should be preserved such as trees etc. Joint Comprehensive Plan: 2-8: natural corridors and other vital environmental areas shall be preserved or mitigated if necessary	2
1-24	Retain and protect trees and other natural vegetation on and near disturbed sites	Z.O. 98-15. B(4) - The quality of the natural environment shall be conserved through preservation of trees and outstanding natural topography. S of L. 82-33. B - Natural features should be preserved such as trees etc.	2
1-25	Account for topography and soil type in efforts to minimize erosion potential	Z.O. 98-19. C.10 - A tracing overlay showing all soils areas and their classification, and those areas with high susceptibility to erosion. S of L. 82-33. A - The physical characteristics of the land shall be provided to minimize erosion potential. Joint Comp. Plan, 2-12: "...based on the environmentally sensitive nature of steep slopes...there is a need to periodically review and evaluate their status, and consider regulating development in and near these areas through supplemental zoning regulations..."	2
1-26	Maintain runoff rates similar to pre-construction levels		0
1-27	Minimize the creation of impervious areas [encourage permeable surface]		0
1-28	Control increased runoff caused by changed surface conditions to minimize the danger of flooding, erosion, sedimentation and pollutants entering waterbodies prior to, during and after construction	Z.O. 98-16. A.2(c) - Control the alteration of natural floodplains, streams, and natural barriers. Z.O. 98-16. E.1.d.3 - All subdivision proposals shall have adequate drainage provided to reduce flooding . S of L. 82-35. F - A separate drainage report, including calculations of runoff, which clearly indicate the design and intended method of all stormwater disposal.	2
1-29	Use temporary vegetation, silt barriers, and mulching to protect exposed and critical areas during development including timeline requirements (i.e. two weeks of no activity would need to be seeded)		0
1-30	Redistribute topsoil within the boundaries of the disturbed land for seeding and planting		0
1-31	Stabilize disturbed soils as soon as possible		0

Town of Wheatland
Black and Oatka Watersheds

<i>BMP #</i>	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
1-32	Minimize the use of cut and fill operations. Conform such operations to topography and soils to minimize erosion potential and adequately accommodate runoff	Z.O. 98-16. A.2(d) - Control filling b/c may increase erosion or flooding	2
1-33	Use appropriate solid and hazardous waste generation and disposal practices including source controls and recycling		0
1-34	Encourage construction site management techniques which include erosion control practices (follow SWPPPs) and the proper handling and disposal of pesticides and petroleum products and containers		0
1-35	Ensure proper operation and maintenance of runoff management facilities		0
1-36	Target training for contractors, developers, inspectors and zoning and planning officials.		0
1-37	Require tree surveys and/or cutting plans.		0
1-38	Develop priority list for BMP's - use of vegetative low areas for retention/infiltration.		0
1-39	Encourage cluster development/conservation subdivisions	S of L. 82-32 - Cluster development Joint Comp. Plan, 4-9: "Promote the preservation of woodlots and natural areas under the development review process by encouraging the use of "forever-wild" areas, permitting innovative design techniques that protect sensitive areas, encouraging natural design themes for development, and/or requiring the use of conservation easements in all development."	2
1-40	Require connection to and/or extension of existing water & sewer if project is within 500 feet of existing infrastructure	Joint Comprehensive Plan, 6-7: Several specific reasons to consider limited construction of public sanitary sewers [health reasons, surface and ground water, inadequate soils and other site-specific reasons]"	2
1-41	Enact limits on driveway grades.		0

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
1-42	For redevelopment, employ regulations that provide for technologically advanced (on and off) site wastewater treatment systems to optimize efficiencies and address "challenging" sites		0
1-43	Implement Federal/State Stormwater (SPDES) Phase II requirements including MS4 and Construction Permits as well as Municipal and Industrial Discharge Permits	Construction site and Construction Permit inspection conducted by the county SWCD at the request of NYSDEC; G/FLRPC continues to assist municipalities with other aspects of Phase II Stormwater compliance	2
1-44	Discourage development in flood plain and/or development below base flood elevation	Z.O. 98-9 - Floodplain development restrictions. S of L. 82-34. B.12 - Location of site with respect to flood hazards and floodways. Joint Comp. Plan 2-11 "...there is a need to consider enacting further safety measures in [flood prone areas] through the use of supplemental zoning regulations..."	2
Section 2: Forestry and Agriculture			
<i>Forestry</i>			
2-01	Consider potential water quality impacts when selecting silviculture system (yarding system, site preparation, pesticides employment, etc)		0
2-02	Consider harvesting practices	Practice: SWCD, in conjunction with DEC and CCE, can provide woodlot management techniques to land owners as demand necessitates	2
2-03	Seasonal preference for logging operations		0
2-04	Have specialists (geologist, soil scientist, geotechnical engineer, wildland hydrologist) review plans in high erosion hazard areas		0
2-05	Preplan harvest areas, skid trails, and access so as to be on stable soils, avoiding steep gradients, multiple stream crossings, poor drainage areas, etc.		0
2-06	Limit grades of access roads.		0
2-07	Require stabilization of roads/drives to forestry site.		0
2-08	Employ natural topography and contour for design of road network		0

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
2-09	Require stormwater controls for increased runoff from ground cover modification		0
2-10	Consider site restoration		0
<i>Agriculture</i>			
2-11	Use Agricultural Environmental Management (AEM)	Practice: The Monroe County Soil & Water Conservation District conducted an AEM Tier 1 and Tier 2 assessment project from 1998 - 2002. A total of 31 Tier 1 and 17 Tier 2 assessments were collected. An Ag Nonpoint Source Pollution Abatement and Control Program, Round VIII AEM Tier 3B nutrient management-planning project is currently in progress in the entire Oatka Creek watershed; one Monroe County CAFO dairy farm is included and has completed a CNMP. This farm is also planning an implementation project in the 2005-06 Ag Nonpoint Source Pollution Abatement and Control Program pending allocation of funds.	2
2-12	Require farms seeking agricultural value assessment to participate in AEM	Does not apply: Legality of such a practice questioned by regional SWCD managers	n/a
2-13	Concentrated Animal Feeding Operations (CAFO) regulations and permits being followed	Practice: See 2-11	2
2-14	Use of Comprehensive Nutrient Management Plans	Practice: The latest NYS Ag and Markets Comprehensive Nutrient Planning Grant through the Ag Nonpoint Source Abatement program consists of cost sharing for the development of CNMPs for 18 farms in the Oatka Creek watershed, 12 in Wyoming County, 5 in Genesee County and 1 in Monroe County	2
2-15	Barnyard runoff controls	Practice: Most recently, Barnyard Runoff Management Systems and other operational BMPs were implemented on farms in Ogdgen(2), Wheatland(1), LeRoy(3), Pavilion(2), Byron(1), Warsaw(5), Covington(3), Orangeville(1), and Middlebury(1) through the Genesee River Implementatin Grant project	2
2-16	Grazing in environmentally sensitive areas (e.g. streams)	Practice: Caring for Creeks, EPF Ag NPS Abatement grants	2
2-17	Use of agricultural protection such as Agricultural Districts, agricultural preservation ordinances and practices, right to farm laws, and Agricultural and Farmland Protection Plans	Z.O. 98-11.1 - Agriculture Districts (agriculture continued and expanded). Joint Comp. Plan, 2-14: "... Consider promoting/encouraging an agriculture advisory board; Encourage active participation in the Agricultural District program; Limit water and sewer services to areas where development can occur without impacting active farming." See Also: Monroe County Agricultural and Farmland Protection Plan	2
2-18	Existing Open Space Plans		0
Section 3: Waterways and Wetlands			

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
<i>Modified Waterways</i>			
3-01	Develop an operation and maintenance program for existing modified streams that includes identification of opportunities and actions to restore habitat and the physical and chemical characteristics of these streams.		0
3-02	Improve stream quality by controlling instream sedimentation and selectively clearing debris	Practice: general goal and practice of the SWCD	2
3-03	Establish or reestablish riparian buffers	Practice: SWCD works in conjunction with land owners, farmers in particular	2
3-04	Prevent animal wastes from entering waterbodies. Examples may include: animal control ordinances and/or practices that pertain to animal waste disposal; waterfowl abatement programs.	Practice: SWCD/NRCD comprehensive nutrient management plans, bunker storage systems, etc.	2
3-05	Attempt vegetative stabilization before undertaking structural measures	Practice: SWCD has used vegetated systems, such as downed trees and logs, to stabilize severely eroded banks	2
3-06	Schedule the periodic maintenance of sediment control measures, and inspect and repair them as needed in conformance with established schedule.	Practice: SWCD is always looking for opportunities to devise check dams; maintains several that are in operation	2
3-07	Protect streambanks through direct nonstructural means, such as new vegetation or protection of existing vegetation; direct structural means, such as revetments and bulkheads; indirect nonstructural means, such as regulating irrigation near streambanks or rerouting overbank drainage; or indirect structural means, such as deflecting channel flow away from streambanks with dikes, board fences and gabions	Practice: SWCD has used vegetated systems, such as downed trees and logs, to stabilize severely eroded banks; other innovative approaches are developed on a case-by-case, site-specific basis	2
3-08	Use setbacks to minimize disturbance of land adjacent to streambanks and shorelines		0

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
3-09	Prevent discharges to waterbodies in amounts that would adversely affect the taste, color or odor of the waters, or would impair the waters for their best usages		0
<i>Wetlands and Riparian Area Management and Restoration</i>			
3-10	Consider wetlands and riparian areas and their non-point source (nps) control potential	Also Practice: The MCSWCD co-hosts workshops for municipal boards on wetland regulation, creation and protection issues. Typically 1-2 workshops are held each year with 40-70 attendees.	2
3-11	Identify existing functions of those wetland and riparian areas with significant nps control potential when implementing nps management practices. Do not alter wetlands or riparian areas to improve their water quality at the expense of their other functions		0
3-12	Conduct permitting, licensing, certification and nonregulatory nps pollution activities in a manner that protects wetland functions		0
3-13	Special zoning considerations to protect wetland areas		0
3-14	Use appropriate pretreatment practices such as vegetated systems or detention or retention basins to prevent adverse impacts to wetland functions that affect nps pollution abatement from hydrologic changes, sedimentation, or contaminants		0
3-15	All projects should require wetlands certification.	Joint Comp. Plan, 2-11: "...the Town...should officially designate local environmentally sensitive areas through a Preservation of Environmentally Sensitive Areas Program. "	1
Section 4: Recreation			
<i>Docks and Launches</i>			
4-01	Required site planning and approval for docks and launches		0
4-02	Use of naturally resistant non-treated wood for docks		0

Town of Wheatland
Black and Oatka Watersheds

<i>BMP #</i>	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
4-03	Docks constructed to allow for free-flow of water beneath them to prevent erosion and sedimentation along shoreline		0
4-04	Limit size of docks		0
4-05	Maintenance of dock - application of preservatives and paints		0
4-06	Consideration of access to dock and launches to mitigate erosion		0
<i>Golf Courses</i>			
4-07	Pesticide storage - covered, locked concrete or steel building with adequate ventilation and metal shelving, no floor drains, and berm or sill to contain spills		0
4-08	Pesticide mixing and loading - use of chemical mixing center and proper operation and maintenance		0
4-09	Solvents and Degreasers - separate solvent collection systems such as solvent wash baths		0
4-10	Solvents and Degreasers - consideration of storage, use (contained), and disposal		0
4-11	Fertilizer Storage - covered fertilizer storage areas with curbs or berms to prevent water from entering. Secondary containment should be used even where not required		0
4-12	Fertilizer Loading: Make specific accommodations for fertilizer loading and mixing so that spills may be collected and managed. Examples include covered, impermeable surfaces intended for mixing; sloped surfaces that direct spills toward a liquid-tight sump for recovery; provision of appropriate cleaning materials, such as cat litter or sand.		0

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
4-13	Disposal of grass clippings: Grass clippings should remain on the surface in order to provide a natural source of organic matter and nutrients. If this is not preferred, clippings should be spread lightly in the rough or other unmanaged areas away from surface waters, outside of aquatic buffer zones.		0
4-14	Used Oil, antifreeze and lead acid batteries - collection and recycling		0
4-15	Gasoline, Diesel fuel - compliance with DEC regulations for above-ground and below ground tanks, closing of stormwater drains in immediate vicinity of fueling point		0
4-16	General Equipment Washing: Minimize the use of detergents or degreasers; high pressure systems are used to decrease water usage; If less than 500 gallons per day, wastewater from equipment washing may drain to a grassed retention area or swale away from receiving waterbodies; otherwise discharges should be directed to a municipal treatment system		0
4-17	Encourage use of vegetated buffers near aquatic areas, such as streams, ponds, lakes and wetlands		0
Section 5: Roads and Bridges <i>[incomplete pending conversation with Highway Superintendent]</i>			
<i>Existing Roads and Bridges</i>			
5-01	Conduct road and bridge maintenance (de-icing material usage and storage, pothole repair, bridge washing, scraping and painting, etc) according to best management practices		0
5-02	Conduct right-of-way activities (mowing, brush removal, pesticide and fertilizer use, etc) - according to best management practices		0

Town of Wheatland
Black and Oatka Watersheds

<i>BMP #</i>	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
5-03	Include high percentage of indigenous plants in new landscaping on public-owned properties (excluding arboretums, horticultural gardens, and site requiring turf grasses)		0
5-04	Implement a regular inspection and maintenance plan of existing structures	Joint Comp. Plan, 2-20: "The Town and Village should continue to maintain their storm sewer systems in keeping with past practices and current regulatory requirements."	1
5-05	Develop and identify erosion/sediment control areas (examples include steep slopes, easily erodible soils, and nearby sensitive areas) and retrofit opportunities		0
5-06	Incorporate alternatives to traditional de-icing practices, including adjusting mix rates, using non-salt and non-sand alternatives	Practice: according to the Road Deicing and Salt Storage Inventory, alternatives have been tested in the past and salt is contained within an enclosed shed	2
<i>New Roads and Bridges (Road Rehabilitation Only)</i>			
5-07	Minimize the amount of land disturbed and the duration of disturbance		0
5-08	Preserve natural features and conform substantially with the natural boundaries and alignment of waterbodies	Z.O. 98-15. B(4) - The quality of the natural environment shall be conserved through preservation of trees and outstanding natural topography. S of L. 82-33. B - Natural features should be preserved such as trees etc. Joint Comprehensive Plan: 2-8: natural corridors and other vital environmental areas shall be preserved or mitigated if necessary	2
5-09	Retain and protect trees and other natural vegetation on and near disturbed sites	Z.O. 98-15. B(4) - The quality of the natural environment shall be conserved through preservation of trees and outstanding natural topography. S of L. 82-33. B - Natural features should be preserved such as trees etc.	2
5-10	Retain additional runoff sites		0
5-11	Minimize the creation of impervious areas		0
5-12	Treat increased runoff caused by changed surface conditions to minimize the danger of flooding, erosion and pollutants entering waterbodies prior to, during and after construction		0
5-13	Use temporary vegetation and mulching to protect exposed and critical areas during development		0

Town of Wheatland
Black and Oatka Watersheds

BMP #	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
5-14	Redistribute topsoil within the boundaries of the disturbed land for seeding and planting		0
5-15	Stabilize disturbed soils as soon as possible		0
5-16	Minimize the use of cut and fill operations. Conform such operations to topography and soils to minimize erosion potential and adequately accommodate runoff		0
5-17	Control erosion and sedimentation prior to, during and after site preparation and construction		0
5-18	Require long term stormwater management plan.		0
5-19	Require long term sedimentation control & maintenance.	Practice: Stormwater Phase II Pre/Post Regulations are required; SWCD will inspect implementation at the request of the DEC or constituent municipalities	1
<i>All Roads and Bridges</i>			
5-20	Target existing public holdings, such as parks, for removing unnecessary impervious surfaces		0
5-21	Incorporate New York State Department of Transportation design and guidance documents, standard specifications, and procedural manuals (<i>Highway Design Manual, Environmental Procedures Manual, Maintenance Guidelines, etc</i>) into local laws and operating procedures		0
5-22	Ensure application of appropriate solid and hazardous waste generation and disposal practices including source controls and recycling		0
5-23	Ensure proper operation and maintenance of runoff management facilities		0
5-24	Participate in Cornell Local Roads Program activities and training		0
5-25	Target training programs at highway officials, contractors, construction workers, inspectors, zoning and planning officials		0

Town of Wheatland
Black and Oatka Watersheds

<i>BMP #</i>	Best Management Practices (BMP)	Existing Means of Implementation (law, regulation, practice, etc)	Implementation
			2-full, 1-partial, 0-not at all, n/a-not applicable
5-26	Target training and outreach programs about the proper handling of materials, leakage and spill prevention and spill response procedures at maintenance staff and workers		0
5-27	Culvert maintenance: Culverts are routinely inspected and maintained so that they will remain unobstructed, allowing for the free flow of water during storm events. Blockages resulting from sedimentation, debris, excessive vegetation and structural failure are issues to be aware of.		0
5-28	Culvert sizing for existing land use		0
5-29	Culvert sizing for changes in upstream land use and imperviousness		0
Section 6: Onsite Wastewater Treatment Systems			
6-01	Conduct regular inspections of OWTS at a frequency adequate to determine failure and undertake required maintenance		0
6-02	Institute setback guidelines	Z.O. 98-16. E.1.c.4 - On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding	2
6-03	Promulgate plumbing codes that require practices that are compatible with OWTS		0
6-04	Target outreach programs at homeowners, contractors and developers	Monroe County DOH, CCE, SWCD all offer various education and outreach materials and programs	2
6-05	Inspection of all OWTS at property transfer or within 1 year prior to transfer	Chapter 569 Monroe County Sanitary Code: Construction of new and/or the alteration or repair of any existing residential on-site systems requires a permit however, Monroe County DOH only issues recommendations for inspections at property transfers	1
6-06	Require all properties within 500' of municipal service to connect.	Chapter 569 Monroe County Sanitary Code, Sec. 569-22, Connection to public sewer required if available	2
6-07	Set goals for effluent limits (nitrogen, phosphorous, BOD, etc)		0