

TOWN OF URBANA • STEUBEN COUNTY

LOCAL LAWS REVIEWED:

- Town of Urbana and Village of Hammondsport Joint Comprehensive Plan
- Code of the Town of Urbana. 2003 (see Appendix D for full list of chapters)

TOWN OF URBANA LAND USE ASSESSMENT			
Issues to Consider	Law Citation	Summary	Notes
Adult Entertainment Uses	Town Code, Ch. 34 Adult Entertainment	Establishes legislative findings, intent, determination regarding adult entertainment uses as well as local restrictions therein.	
Aesthetic and Scenic Resources	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Maintain and enhance the rural lifestyle, appearance, and rural character of the community, including its scenic landscape.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 1.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Urban Design Plan, § 4.7.1. Recommendations for the Protection of Scenic Resources.	Recommendations include more protective zoning along the waterfront, establishing a LWRP, use SEQRA to assess visual impacts, and develop waterfront siting and design guidelines.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Urban Design Plan, § 4.7.2. Recommendations for Commercial Areas, page 4-38.	Create design guidelines for commercial development to provide consistent design characteristics.	
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	

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	Town Code, Ch. 93 Subdivision of Land, Article III General Requirements and Design Standards, §93-23 Preservation of natural features	A) Planning Board shall establish the preservation of natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and waterfalls, beaches, historic spots, vistas and similar irreplaceable assets. B) No tree with a diameter of 8 inches or more...shall be removed unless [it] is in the right of way of a street...In no case...shall a tree with a diameter of 8 inches or more be removed without prior approval by the Planning Board	
Affordable Housing	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Provide for a mix of housing opportunities including affordable and accessible housing and promote property maintenance.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 10.	
Agricultural Practices	Town Code, Ch 104 Watershed Regulations	Governs the disposal of human excreta, effluents from privies and other receptacles, sewage, polluted liquids, garbage or refuse, manure piles , and human bodies. In each instance, the volume, location and general distance to waterbodies under which disposal is permitted is detailed.	Note: provides partial regulation of the location of manure
Alternative Energy	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-42. Solar access.	Protects access to sunlight for the accommodation of solar energy systems.	
Brownfields	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Natural Resources Protection Plan, § 4.8.2. Remediate and Reuse Environmentally Contaminated Sites, page 4-50.	“Monitor and remediate contaminated sites.” “Require Phase I environmental studies.”	
Critical Habitat and Species Protection	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Preserve and protect the community’s important natural areas and resources, including the quality of surface water, groundwater, and air.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 5.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Natural Resource Protection Plan, § 4.8.1. Preserve Environmental Features.	Recommendations include establishing a LWRP, reuse gravel mines, protect water resources, designate certain natural areas as preserves, adopt a tree protection law, utilize conservation easements, seek right of first refusal, and preserve unique natural areas and wildlife resources.	
Commercial Dog Breeding Operations			

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Commercial Wind Energy			
Docking and Mooring	Keuka Lake Uniform Docking and Mooring Law. (Town Code, Chapter 65)	Regulates “lakeshore docks, moorings and other structures in or on the waters of Keuka Lake” including regulating placement and configuration of mooring and berthing facilities and dock configuration. Additional requirements are based on the use of each lakefront property.	
Driveways	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	D) Any paved or otherwise improved parking, loading or service area within one hundred feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	
Erosion and Sediment Control	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
Farmland Preservation	Steuben County, New York Agricultural Expansion and Development Plan	Sets forth general policies and goals for the preservation and enhancement of farmland within Yates County	
	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Protect and maintain farming and farm-related land uses.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 3.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-5.	Create two new agriculture-based zoning districts. The A1 District would only allow non-agricultural uses by special permit. The A2 District would allow some non-agricultural use and impose additional guidelines for subdivisions.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.9. Agricultural Plan.	“Preserve agricultural lands;” “develop agriculture-friendly lands use practices;” inhibit infrastructure from prime agricultural areas; enact a “Right to Farm” law; consider DPR/TDR programs; apply for farmland preservation grants; establish an agricultural advisory committee.	

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Filling and Grading	Town Code, Ch. 52 Excavations	<p>This chapter is [intended] to secure safety from flood, fire, panic, explosions and other dangers; to protect the inhabitants of the town from unreasonable odors, smoke, vapor, gas, dust, noise and vibrations; generally to promote and protect the public good order, peace, health, safety, morals and general welfare of the inhabitants of the town and the community and to protect and to secure their property; to protect and preserve the public roads and highways and other property of the town; and to preserve the natural contours, trees and ground cover of land within the town, insofar as the same shall not be inconsistent with existing law.</p> <p>Permit is required for movement and/or deposition of earth; applies to excavations in excess of 325 cubic yards or changes in elevation above 2 feet.</p>	
Flag Lots	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-40. Lakeshore rights-of-way.	Any right-of-way to the shore of Keuka Lake must be at least 50 feet wide for each dwelling served.	
Flood Prevention	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-13 Land suitability	A) No land shall be subdivided which is held unsuitable for its intended use for reason of flooding, inadequate drainage... Section further applies a wide variety of objectives to consider when dividing land.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-14 Flood hazards; warning and disclaimer of liability	A) The review agency may attach conditions, including but not limited to the following, to the approval of plats in areas subject to flood hazards [code continues to promulgate various improvements in location and construction of buildings that will decrease flooding hazard and minimize risk]	
Flood Plain Management	Town Code, Ch. 59 Flood Damage Prevention	Chapter applies to all areas of special flood hazards within the jurisdiction of the Town of Urbana; adopted in response to revisions to the National Flood Insurance Program. Any construction or development requires within areas of special flood hazard, as shown on the Flood Insurance Rate Map, a floodplain development permit. Certain design requirements regarding utilities, anchoring, construction materials/methods, and drainage must be met as conditions for permit approval. The Code Enforcement Officer is appointed local flood plain administrator. This administrator is in charge of reviewing all floodplain development permits for development to be undertaken in areas of special flood hazard within the town.	
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-39. Floodplain District.	Establishes special Floodplain Districts within the Town covering areas subject to periodic inundation. The requirements for development within this district are set forth in Ch. 59, Flood Damage Prevention, of the Town Code.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, § 4.2.2 Recommendations for the Town of Urbana, Action: Recommend Land Uses, page 4-2.	Retain the existing Floodplain District.	

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Forest Management			
Green Infrastructure	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Open Space and Recreation Plan, § 4.3.1 Recommended Open Space Linkages, page 4-15.	Lists various trails and linkages that should be made throughout the Town and Village.	
Growth Management	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Manage growth by targeting appropriate areas for compatible future development.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 8.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-5.	Concentrated development along Route 54 with a new Business District.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.4 Recommendations Applicable to the Town and the Village Action: Permit Planned Unit Developments, page 4-2.	“Consider allowing for PUDs in the Zoning Code for innovative design and use of large parcels in a variety of Zoning Districts.”	
Harbor Management			
Historic Preservation	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Encourage the preservation of historic structures and places.” Detail objectives are found in § 3.2. Goals and Objectives, Goal 7.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Cultural Resources Plan, § 4.6.1. Historic Preservation Plan	Recommendations include encouraging historic rehabilitation, identifying historic resources, develop interpretative programs, promote adaptive reuses, and analyze impacts to historic resources.	
Impervious Surfaces	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	D) Any paved or otherwise improved parking, loading or service area within one hundred feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	

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	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-29. Off-street automobile parking.	Creates dimensional requirements and minimum number based on use for off-street parking.	Note: this section should not be construed as a Best Management Practice. Such regulations may, in fact, result in excessive parking and unnecessary impervious surface area.
Intermunicipal Cooperation	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems; management of other additional threats to Keuka Lake; drafting of model ordinances; and meeting Part 157.1 of Title 10 of the New York Code of Rules and Regulations, as promulgated by the Dept. of Health under authority of section 1100 of the Public Health Law.	
	Keuka Lake Uniform Dockings and Moorings Law	Represents a cooperative agreement of the Villages and Towns surrounding Keuka Lake regarding docking and mooring on the Keuka lakefront.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Open Space and Recreation Plan, § 4.3.5. Recommendations to Promote Open Space/Recreational Partnerships.	Recommends forming regional partnerships regarding recreation and the needs of youth.	
Junkyards	Town Code, Ch. 105. Zoning, Supplemental Regulations, §105-41. Junkyards.	“Auto junkyards and junkyards are permitted as defined in § 136 of the General Municipal Law.”	
Lake Access	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, Open Space and Recreation Plan, § 4.3.2 Recommendations for Public Access to the Waterfront, page 4-16.	Recommends various actions to ensure public access to Keuka Lake including trail extensions and promoting land uses with public access.	
Mining	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Regulate Extractive Industries, page 4-7.	Mining uses should be prohibited throughout the Town.	

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	Town Code, Ch. 52 Excavations	Permit is required for movement and/or deposition of earth; applies to excavations in excess of 325 cubic yards or changes in elevation above 2 feet.	
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-24. Excavations.	Creates regulations for excavation activities in the Town.	
Mobile Homes & Mobile Home Parks	Town Code, Ch 69 Manufactured Homes and Manufactured Home Parks	Regulates the design, layout, construction and operation of manufactured home parks.	
	Town Code, Ch. 105. Zoning, Supplemental Regulations, § 105-36. Mobile homes.	Limits location of mobile homes within the Town.	
Nonpoint Source Pollution	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	D) Any paved or otherwise improved parking, loading or service area within one hundred feet of any shoreline shall be designed and constructed so as to minimize surface runoff and the entrance of any chemical pollutants or earthen siltation into the waterway.	
	Town Code, Ch 104 Watershed Regulations	Governs the disposal of human excreta, effluents from privies and other receptacles, sewage, polluted liquids, garbage or refuse, manure piles, and human bodies. IN each instance, the volume, location and general distance to waterbodies under which disposal is permitted is detailed.	
Onsite Wastewater	Keuka Watershed Improvement Cooperative (KWIC) of 1993	As stated within the law, the purpose of the KWIC is to protect and improve the purity of waters in the Keuka Lake watershed by certain named activities, including: uniform management of septic systems...	
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	B) No on-site sewage tile field or seepage pit shall be located within one hundred feet of any shoreline, and no septic or other holding tank shall be located within one hundred feet of any shoreline, as measured by the normal high water mark of the waterbody.	
	Town Code, Ch. 103 Wastewater Management	Creates several regulations for the disposal of wastewater including, but not limited to: rules and regulations for the disposal of human excreta; standards for wastewater systems for new construction; standards for replacement wastewater systems; inspections and surveys; holding tanks; and aerobic tanks. Establishes two water quality protection zones: Zone 1 or the "critical water protection zone" includes all lands within 200 feet of a lake and/or watercourse. All other lands within the town are considered Zone 2. Systems in Zone 1 are required to have an inspection every three to five years.	
	Town Code, Ch 104 Watershed Regulations	Governs the disposal of human excreta, effluents from privies and other receptacles, sewage, polluted liquids, garbage or refuse, manure piles, and human bodies. IN each instance, the volume, location and general distance to waterbodies under which disposal is permitted is detailed.	
Open Space Preservation	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	"Identify and preserve important opens spaces." Detail objectives are found in § 3.2. Goals and Objectives, Goal 4.	

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	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-2.	Rezone existing designated open space into a new Parks, Community Facilities, and Conservation Lands (PC) District. This district would preserve this open space in the event of an unexpected change in ownership.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Open Space and Recreation Plan, § 4.3.3. Open Space Preservation Recommendations, page 4-18.	Various recommendations to preserve open space including using innovative land use tools, utilizing publicly-own lands, working with land trusts, and encouraging open space in subdivisions.	
Purchase of Development Rights			
Recreation	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Develop additional tourism and recreational opportunities.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 12.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Open Space and Recreation Plan, § 4.3.4 Recommendations for Recreational Facilities, page 4-20.	Recommends various improvements at existing facilities and the development of additional facilities.	
	Town Code, Ch. 37 Beaches and Boating	Establishes rules and regulations for the public beach and swimming areas and the boat launch	
	Town Code, Ch 43 Campgrounds	The purpose of this chapter is to promote the health, safety and general welfare of the inhabitants of the Town...by regulating the location, design, occupancy and use of travel trailers, recreational vehicles, cabins and tourist and/or trailer camps.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-22 Parks and Playgrounds	Includes standards for evaluating proposed parks and playgrounds; where such areas cannot be properly located therein, the Planning Board can require payment to the town as substitute.	
Riparian Buffers			

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Road Layout & Design	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Provide a sage and efficient street network.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 11.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Transportation Plan, § 4.10.1. Vehicular System Recommendations & § 4.10.2. Site Access and Circulation Recommendations for the Route 54 Commercial Area, page 4-56.	Recommendation for improving traffic flow and improving traffic safety throughout the Town and Village.	
	Town Code, Ch. 91 Streets and Sidewalks, Article 1: Classification and Maintenance of Low-Volume Roads	Establishes the classification system for low-volume roads within the town, the purpose of which is to minimize overall O&M costs. This approach has the added benefit of decreasing road deicing and other roadside maintenance (vegetation clearing, cleaning, etc.), effectively instituting environmental BMPs along low-volume roads.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-17 Street Layout	Establishes regulations for the width, location, arrangement and other design considerations for streets.	
Road Ditching			
Senior Housing			
Sewer and Water Infrastructure	Town Code, Ch. 105. Zoning, Supplementary Regulations, § 105-38. Sewage and waste disposal.	Requires any new building to meet applicable wastewater regulations before construction commences.	
	Urbana/Hammondsport Joint Comprehensive Plan, Goals and Objectives § 3.1. Summary of Community Goals.	“Ensure that public infrastructure meets the needs of residents, businesses, and visitors.” Detailed objectives are found in § 3.2. Goals and Objectives, Goal 2.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Municipalities Utilities and Community Services Plan, § 4.11.2. Municipal Utilities Recommendations.	Develop a sewer district for the area surrounding Keuka Lake. “Consider a Wastewater treatment plant in the village.”	

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Sign Control	Town Code, Ch. 86 Signs	Regulates existing and proposed outdoor signs; provides for a wide variety of exemptions	
	Town Code, Ch. 105. Zoning, Supplementary Regulations, § 105-34. Signs.	Regulates size, placement, and type of signs within the Town.	
Sourcewater Protection (or wellhead protection)			
Steep Slopes			
Streambank Protection and Restoration	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan § 4.2.2 Recommendations for the Town of Urbana Action: Recommend Land Uses, page 4-6.	Create a Shoreline Protection Overlay District that protects stream corridors throughout the Town.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-23 Preservation of natural features	A) Planning Board shall establish the preservation of natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and waterfalls, beaches, historic spots, vistas and similar irreplaceable assets. B) No tree with a diameter of 8 inches or more...shall be removed unless [it] is in the right of way of a street...In no case...shall a tree with a diameter of 8 inches or more be removed without prior approval by the Planning Board	
Stormwater Management and Drainage	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-18 Street Design. (J) Watercourses	1) Provisions made for access of all lots where watercourses exist 2) Stormwater easement or drainage right of way is required where a subdivision is traversed by a watercourse, drainageway, channel or stream	
	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-21 Drainage improvements (Parts A, B, C and D)	Requires developer to remove spring and surface water; provide drainage structures that will accommodate potential upstream as well as consider the potential effects on development downstream; account for lands subject to flooding.	

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	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-26 Contents of major subdivision preliminary plat application	The following shall be submitted for approval (1) A storm drainage plan indicating the approximate location and size of proposed lines and their profiles. Connection to existing lines or alternate means of disposal shall be shown.	
Traditional Neighborhood Development			
Transfer of Development Rights			
Transit Supportive Development	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan Transportation Plan, § 4.10.5. Pedestrian, Bicycle, and Rail Recommendations, page 4-58.	Recommendations include extending the trail system, reusing the Bath and Hammondsport Railroad Property, improving the sidewalk system, and improving the bicycle system.	
Vegetation Retention	Town Code, Ch. 93 Subdivision of Land. Article III General Requirements and Design Standards. §93-23 Preservation of natural features	A) Planning Board shall establish the preservation of natural features which add value to residential developments and to the community, such as large trees or groves, watercourses and waterfalls, beaches, historic spots, vistas and similar irreplaceable assets. B) No tree with a diameter of 8 inches or more...shall be removed unless [it] is in the right of way of a street...In no case...shall a tree with a diameter of 8 inches or more be removed without prior approval by the Planning Board	
Waste Storage			
Watercourses, Permitted Uses of			
Waterfront Development and Management	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, § 4.2.2 Recommendations for the Town of Urbana, Action: Recommend Land Uses, page 4-5.	Create a Lakefront Residential District that allows higher densities and imposes regulations that limit the size of docks and boathouses.	
	Urbana/Hammondsport Joint Comprehensive Plan, Action Plan, § 4.2.2 Recommendations for the Town of Urbana, Action: Regulate Boathouses and Docks, page 4-8.	Enact a local law that specifically regulates boathouses and docks within the Town.	

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	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	A) All construction on any shoreline lot shall be carried out in such a manner as to minimize interference with the natural course of such waterway, to avoid erosion of the shoreline, to minimize increased runoff of ground and surface water into the waterway, to remove only that vegetation which is necessary to the accomplishment of the project and to generally maintain the existing aesthetic and ecological character of the shoreline.	
	Town Code, Ch 88 Site Plan Review §88-15 Specific standards and considerations	C) Any boat pump-out or other connection to provide for the accommodation of sanitary wastes shall be connected to an approved disposal system.	
Wells			
Wetlands			