

VILLAGE OF HAMMONDSPORT • STEUBEN COUNTY

LOCAL LAWS REVIEWED:

- Comprehensive Development Plan (1967)
- Code of the Village of Hammondsport, New York, v13. Updated: 09-15-2007
 - Includes Ch. 104 of the Village Code, Subdivision of Land, adopted as L.L. No. 3-1990 and Ch. 122 of the Village Code, Zoning, adopted as L.L. No. 1-1986, last amended by L.L. No. 1-2002 (see Appendix D for full list)

VILLAGE OF HAMMONDSPORT LOCAL LAND USE ASSESSMENT			
Issues to Consider	Document Citation	Summary	Notes
Adult Entertainment Uses			
Aesthetic and Scenic Resources	Village Code, Ch. 21 Shade Tree Committee § 21-5 Duties and Responsibilities	A) It shall be the responsibility of the Committee to study, investigate, counsel and develop and/or update annually a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented annually to the Board of Trustees and, upon its acceptance and approval, shall constitute the official comprehensive Village Tree Plan...	
	Village Code, Ch. 89 Property Maintenance	Purpose is to avoid, prevent and eliminate conditions which will depreciate or tend to depreciate the value of adjacent or surrounding properties; prevent the creation, continuation, extension or aggravation of blight; preserve property values in the village; prevent physical deterioration or progressive downgrading of the quality of housing facilities in the village; maintain the value and economic health of the commercial properties and businesses...	
	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...J) Overall impact on the neighborhood, including compatibility of design considerations and/or any actual or potential adverse aesthetic environmental impacts.	
Affordable Housing			
Agricultural Practices			
Alternative Energy			
Brownfields			

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Critical Habitat and Species Protection			
Commercial Dog Breeding Operations			
Commercial Wind Energy			
Docking and Mooring	Keuka Lake Uniform Docking and Mooring Law. (Village Code Ch 51)	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.	
	Village Code, Ch. 122. Zoning, Use Regulations, LDR District, § 122-9.A (2)(c) Waterfront property.	Any dock must be set back at least 10 feet from adjacent property lines. All docks must be (1) either straight, F-, L-, T-, or U-shaped; and (2) no more than 700 square feet in area.	
Driveways			
Erosion and Sediment Control	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board’s review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...I) Special attention to the adequacy and impact of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.	
	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or in the designated areas: A) All construction on any shoreline lot shall be carried out in such 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.	
	Village Code, Ch. 104. Subdivision Regulations, Requirements and Design Standards, Drainage facilities and erosion control, § 104-20.E. Grading Plans and erosion control.	For projects that require significant grading, the developer shall submit a storm runoff and erosion control plan describing erosion controls to be utilized.	
	Village Code, Ch. 122. Zoning, Article V Performance Standards, § 122-23.A Excavations.	“Any proposed excavation adversely affecting natural drainage or structural safety of adjoining buildings or lands shall be prohibited. Excavations shall not create objectionable dust or noise, contribute to soil erosion nor create any noxious or injurious substance or condition or cause public hazard...”	

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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	
Filling and Grading	Village Code, Ch. 104. Subdivision Regulations, Requirements and Design Standards, Drainage facilities and erosion control, § 104-20.E. Grading Plans and erosion control.	Developments with significant grading shall require a grading plan.	
Flag Lots			
Flood Prevention	Village Code Ch 104 Subdivision Regulations, Article IV Requirements and Design Standards, § 104-20 Drainage facilities and erosion control, D) Land subject to flooding.	Land subject to flooding shall not be platted for residential occupancy nor for other uses except in compliance with floodplain damage regulations.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-67. Floodplain Overlay Zone.	Creates the Floodplain Overlay Zone for areas of special flood hazard. Regulates land use within the Floodplain Overlay Zone in order to minimize hazards to life, health and property. Areas of special flood hazard are identified by two means, including: Base flood elevation data set forth in Subsection B, Basis for establishing the areas of special flood hazard, or in Subsection I(2), Use of other base flood data.	
Flood Plain Management	Village Code, Ch. 63 Flood Damage Prevention	Chapter applies to all areas of special flood hazards within the jurisdiction of the Village of Hammondsport; 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.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-67. Floodplain Overlay Zone.	Creates the Floodplain Overlay Zone for areas of special flood hazard. Regulates land use within the Floodplain Overlay Zone in order to minimize hazards to life, health and property	
Forest Management			
Green Infrastructure			

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Issues to Consider	Document Citation	Summary	Notes
Growth Management			
Harbor Management			
Historic Preservation			
Impervious Surfaces	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or int the designated areas: D) Any paved or otherwise improved parking, loading or service area within o100 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.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-25. Off-street parking and loading areas.	Sets forth minimum number requirements for off-street parking based on use.	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.	
Junkyards	Village Code, Ch. 112 Vehicles, Abandoned and Junked	Prohibits the storing of abandoned, inoperative or partially dismantled vehicles upon public or private property within the Village for a period in excess of 72 hours. Such practices are declared a public nuisance...	

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Lake Access			
Mining	Village Code, Ch. 122. Zoning, Performance Standards, § 122-23. Excavations.	Regulates excavation operations within the Village, including prohibiting any excavation affect the natural drainage or structural safety of adjoining buildings or lands.	
Mobile Homes & Mobile Home Parks	Village Code, Ch. 122. Zoning, Performance Standards, § 122-28. Mobile homes.	Sets forth regulations related to the placement, design standards, skirting, and location of mobile homes within the village.	
Nonpoint Source Pollution	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or int the designated areas: D) Any paved or otherwise improved parking, loading or service area within o100 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.	
	Village Code Chapter 117. Wastewater Management	[see description below]	
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...	
	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or in the designated areas: B) No on-site sewage tile field or seepage pit shall be located within 100 feet of any shoreline, and no septic or other holding tank shall be located within 100 feet of any shoreline...	
	Village Code Chapter 117. 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.	
Open Space Preservation	Comprehensive Development Plan, IV. Goals and Objectives, page 92	3. To create a suitable system of open spaces and recreation areas, and to protect and enhance existing wooded areas, scenic areas, and the waterfront;	
Purchase of Development Rights			

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Recreation	Comprehensive Development Plan , IV. Goals and Objectives, page 92	3. To create a suitable system of open spaces and recreation areas, and to protect and enhance existing wooded areas, scenic areas, and the waterfront;	
	Comprehensive Development Plan , V. Development Plan, page 104	Details existing conditions and future proposals for parks and recreation within the village.	
	Village Code, Ch. 35. Beaches and Vessels	Establishes rules and regulations for the public beach and swimming areas and the boat launch	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards. § 140-21. Parks, open spaces, and natural features in major subdivisions	Creates park and recreation space requirements for major subdivisions within the Town.	
	Village Code, Ch. 122. Zoning, Use Regulations, § 122-14. Parks and regulations.	Identifies village parks and their permitted uses.	
Riparian Buffers			
Road Layout & Design	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board’s review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...B) Adequacy and arrangement of vehicular traffic access and circulation, including street widths, intersections, traffic problems on adjoining streets, pavement surfaces, dividers and traffic controls as well as the proximity to places of public assembly.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-16. Street Layout.	Sets forth requirements for street layout within a subdivision covering, width, arrangement, local streets, arterial streets, providing for future resubdivisions, dead-end and loop streets, block size, intersections, street jogs, and topography.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-17. Street design.	Creates specific design requirements for streets within a subdivision regarding width, utilities, grades, curve radii, dead-end streets, and watercourses.	
Road Ditching			

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Senior Housing			
Sewer and Water Infrastructure	Village Code Ch. 118 Water	Establishes rules and regulations governing the installation of water mains and water supply to persons and property.	
	Village Code, Ch. 122. Zoning, Performance Standards, § 122-30. Waste disposal.	Any new building must meet requirements for a system or facilities for the disposal of sewage before construction.	
Sign Control	Village Code, Ch. 122. Zoning, Performance Standards, § 122-27. Signs.	Creates regulations for signs within the Village, including size, placement and appearance. Includes stipulations regulating illuminated signs, banners, posters and the removal of certain signs.	
Sourcewater Protection (or wellhead protection)			
Steep Slopes			
Streambank Protection and Restoration			
Stormwater Management and Drainage	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...E) Adequacy of stormwater and drainage facilities.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-17 Street Design K. Watercourses (2)	Where a subdivision is traversed by a watercourse, drainageway, channel or stream, there shall be provided a stormwater easement or drainage right of way as requires by the Public Works Superintendent, an in no case shall it be less than twenty feet in width.	
	Village Code, Ch. 104. Subdivision of Land, Requirements and Design Standards, § 104-20. Drainage facilities and erosion control.	Sets forth requirements for drainage for subdivisions, including accommodating potential upstream development and safeguarding downstream drainage	
Traditional Neighborhood Development			

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Issues to Consider	Document Citation	Summary	Notes
Transfer of Development Rights			
Transit Supportive Development			
Vegetation Retention	Village Code, Ch. 21 Shade Tree Committee § 21-5 Duties and Responsibilities	A) It shall be the responsibility of the Committee to study, investigate, counsel and develop and/or update annually a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees and shrubs in parks, along streets and in other public areas. Such plan will be presented annually to the Board of Trustees and, upon its acceptance and approval, shall constitute the official comprehensive Village Tree Plan...	
	Village Code, Ch. 96 Site Plan Review. § 96-14 General review considerations	The planning board's review of the site plan shall include, as appropriate, but shall not be limited to, the following general considerations...G) Adequacy, type and arrangement of trees, shrubs and other landscaping...including the maximum retention of existing vegetation.	
	Village Code, Ch. 104. Subdivision Regulations, Requirements and Design Standards, Parks, open spaces, and natural features in major subdivisions, § 104-21.D. Preservation of natural features.	The Planning Board may require the preservation of large trees or groves. No tree with a circumference of 25 inches or more may be removed without Planning Board approval.	
Waste Storage	Village Code, Ch. 94 Recycling.	It is the goal of the Village of Hammondsport to facilitate the disposal of solid waste generated within the village in the most economical and environmentally acceptable manner and to reduce the total amount of solid waste disposed of in the village... Establishes rules for the placement of collectible materials, collection times, removal of empty containers and remedies for noncompliance.	
	Village Code, Ch. 122. Zoning, Article V Performance Standards. § 122-30 Waste disposal	No persona shall undertake to construct any new building or structure in the Village...without first meeting the requirements for a system or facilities for the separate disposal of waterborne seware, domestic or trade wastes in accordance with applicable regulations of the village, the State Dept. of Health or other governmental authorities.	
Watercourses, Permitted Uses of	Village Code, Ch. 122. Zoning, Article V Performance Standards, § 122-24 C General standards for activities.	In any district, the following standards for activities shall apply: (C) There shall be no discharge into any stream or body of water or into the ground or any public or private disposal system of any liquid or solid waste or of any material incapable of treatment to prevent contamination of any water supply, including groundwater supply.	

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Waterfront Development and Management	Village Code, Ch. 96 Site Plan Review. § 96-15 Specific review standards	The following specific standards shall apply in conjunction with the subject uses or int the designated areas: A) All construction on any shoreline lot shall be carried out in such 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.	
	Village Code, Ch. 122. Zoning, Use Regulations, LDR District, § 122-9.A (2)(c) Waterfront property.	Limits noncommercial waterfront properties to one boat house and one dock.	
	Village Code, Ch. 122. Zoning, Use Regulations, LFRD District, § 122-10.1.C. Purpose.	“The purpose of the LFRD District is to provide a district that has lower density than an HDR District and is flexible enough to allow development of unique property located on the lakefront.”	
Wells			
Wetlands			