

New York

Land Use Tools

Counties, Cities, Towns, and Villages



A 2008 Survey of Land Use Planning & Regulations in NYS
NYS Legislative Commission on Rural Resources * Senator George H. Winner, Jr., Chair

NYS Legislative Commission on Rural Resources

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Land Use Planning and Regulations



**A Survey of New York State
Municipalities**

Table of Contents

Foreword.....	Page i
Acknowledgements.....	Page iii
Introduction.....	Page v
Members of State Land Use Advisory Committee.....	Page vii
What is Planning.....	Page ix
Part One:.....	Page I
The Survey of Basic Land Use Tools Used by Cities, Towns, and Villages.....	Page 3
Methodology.....	Page 3
Overall Findings.....	Page 4
Special Land Use Tools Not Included in Survey.....	Page 4
Planning and Zoning Boards and Commissions.....	Page 6
The Written Comprehensive Plan.....	Page 9
Zoning Regulations.....	Page 11
Subdivision Regulations.....	Page 13
Site Plan Review.....	Page 17
Cities, Towns, and Villages Where Basic Land Use Tools Are Absent.....	Page 19
Part Two:.....	Page 21
Population Change of NYS Counties Table.....	Page 22
Role of County Planning and Development Agencies in Land Use.....	Page 23
Selected Land Use Tools Used by Counties in New York.....	Page 25
Planning Boards/Commissions.....	Page 26
Written Comprehensive Plans.....	Page 26
Agricultural and Farmland Protection Boards.....	Page 26
Agricultural and Farmland Protection Plans.....	Page 27
Enactment of Right-To-Farm Local Laws.....	Page 28
County Planning and Development Agencies as Vital Local Resources.....	Page 29

Table of Contents

Part Three:..... Page 31

Trends Affecting Planning and Development.....	Page 32
Future Directions.....	Page 33

Maps:

Towns by Population Size.....	Page iv
Towns with Written Comprehensive Plan.....	Page 8
Cities and Villages with Written Comprehensive Plan.....	Page 9
Towns with Zoning Regulations.....	Page 11
Cities and Villages with Zoning Regulations.....	Page 12
Towns with Subdivision Regulations.....	Page 13
Cities and Villages with Subdivision Regulations.....	Page 14
Towns with Site Plan Review.....	Page 16
Cities and Villages with Site Plan Review.....	Page 16
Towns with No Basic Land Use Tools.....	Page 18
Cities and Villages with No Basic Land Use Tools.....	Page 18
Population Change by County 2000 – 2007 (Projected).....	Page 23
Counties with Selected Land Use Tools.....	Page 25

Appendices:

A. Basic Land Use Tools Used by Cities, Towns, and Villages.....	A-1
B. Directory of Maps.....	B-1
C. Selected Land Use Tools Used by Counties.....	C-1
D. Land Use Planning Legislation Enacted into Law, 1990 – 2008 (By the work of State Land Use Advisory Committee and NYS Legislative Commission on Rural Resources.....	D-1
E. Listing of County Planning Agencies, Regional Planning Agencies, and Metropolitan Planning Organizations.....	E-1
F. Web Sites of Interest.....	F-1

This report presents the results of a survey of land use tools currently being used by New York's 1,544 cities, towns, villages. It updates similar surveys conducted by the Legislative Commission on Rural Resources in 1994, 1999 and 2004. The findings demonstrate that at a time when most localities experienced slow population growth — or even decline in some cases — municipalities show a continued interest in adopting basic land use tools.



Certain counties moved from a stage in which relatively few of their municipalities had adopted specific land use tools to where a majority of local governing boards had approved them. As communities confront the opportunities and challenges of growth and development, they also come to recognize the value of improving their local planning and zoning laws and practices.

The state constitutional provisions for home rule specify that the primary authority for guiding community planning and development is vested in cities, towns and villages. In devising their comprehensive plans, zoning, subdivision, site plan, and other regulatory options, local governments often turn for technical assistance to county and regional planning agencies, municipal associations, the New York Planning Federation, the NYS Department of State's Division of Local Government Services, Department of Environmental Conservation and Department of Agriculture and Markets.

The NYS Department of Transportation, Office of Parks, Recreation & Historic Preservation, Division of Housing and Community Renewal, Empire State Development, Office of Real Property Services and other agencies are consulted as well. The voluntary partnership among these agencies and their county and local counterparts, rises in potency with the increase in compatible Geographic Information Systems and other information-sharing on the Internet among planners, elected officials and the public.

A new addition to the survey in 2008 is the inclusion of data collected from county governments on basic land use tools developed through their planning agencies. These include the presence of a planning board or commission and written comprehensive plan. For the many counties that have an agricultural land use base, we inquired if they had created an agriculture and farmland protection board and plan, and adopted a county right-to-farm law to enhance and protect this vital state and local resource. County governments have become valued partners with the state and municipalities in the design and implementation of such innovative land use and natural resource protection measures.

During the period following publication of the 2004 Municipal Land Use Planning and Regulations survey, the Commission on Rural Resources partnered with Cornell University on a rural vision policy development initiative that was spearheaded by 11 regional listening sessions held across the state and was then capped by a statewide symposium on the Future of Rural New York held in Syracuse July 2006. The regional forums and

Foreword

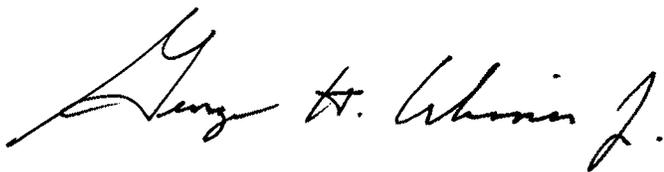
symposium focused on ten policy areas including: agriculture and food systems; community capacity and social networks; economic development; energy; environment, land use and natural resources; health care; housing and transportation; local and regional governance; schools and youth; and workforce development.

In the environment, land use, and natural resources policy area, participants noted emerging opportunities in the areas of alternative energy, tourism, regional planning, connections between rural and urban areas, and agricultural preservation. At the same time, property taxes, funding for water and sewer infrastructure, inadequate land use regulations, loss of active rural landscapes and growing cultural conflicts involving farmers and neighbors and urban vs. rural values were raised as emerging concerns.

Symposium participants recommended that priority be placed on developing a multifaceted training and outreach curriculum for local officials and leaders that integrated agriculture and farmland protection, natural resource protection, and environmental planning. They also recommended that “smart growth” principles, which include the protection of farmland and downtown revitalization be a part of the selection criteria used in awarding certain state grants. At the same time, participants stressed that technical assistance and education for local government officials were essential to addressing these concerns and goals.

As a follow-up to the rural vision initiative, several legislative actions have been undertaken by the Commission on Rural Resources in cooperation with the State Land Use Advisory Committee, legislative committees, state agencies, and associations. These have included enactment into law of measures promoting agricultural tourism; the review of proposed state agency rules and regulations that affect agriculture; cluster-based industry and agribusiness development; requiring basic training for municipal planning and zoning officials; increasing the penalty for failure to file subdivision maps; encouraging intermunicipal cooperation in planning and zoning matters; and promoting broad band Internet services in underserved rural areas.

Members of the Rural Resources Commission will continue to collaborate with such agencies and professionals to develop legislation to help communities protect their distinctive character, adapt to modern economic realities, accommodate growth and sustain their natural resources. We believe the information in this report will serve as a valuable resource in furthering such quality community development across the state and invite the reader to join in the achievement of this goal.



Senator George H. Winner, Jr.
Chair



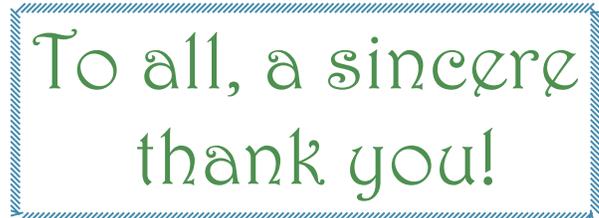
Assemblyman David Koon
Vice Chair

Previous editions of this survey have provided valuable data for state and local government policy makers and the public concerning municipal planning trends. The statewide compilation of raw data provided in this report is not available elsewhere.

As in the past, data for this latest update was obtained through the assistance of staff from the 56 county planning departments in the state outside New York City (Franklin County does not have a planning agency.) The Legislative Commission on Rural Resources expresses its sincere appreciation to these dedicated public servants for assisting with the survey and providing the requested information for each of the municipalities within their jurisdictions.

Members of the NYS Legislative Commission on Rural Resources commend the State Land Use Advisory Committee, at whose suggestion this data was compiled, for providing outstanding service to the state legislature, to county and local planners, and, not least, to private citizens and businesses. The Advisory Committee continues to provide the state legislature with expert advice on ways to clarify and improve New York's land use laws. A list of the advisory committee members and agencies they represent is included on *Page vii*.

Previous members who have made a significant contribution to the work of the Committee, but who are not listed, include: James A. Coon, Esq, Richard Boos, Rocco Ferraro, Rick Hoffmann, Jeffrey Sama and Peter Van de Water.



To all, a sincere
thank you!

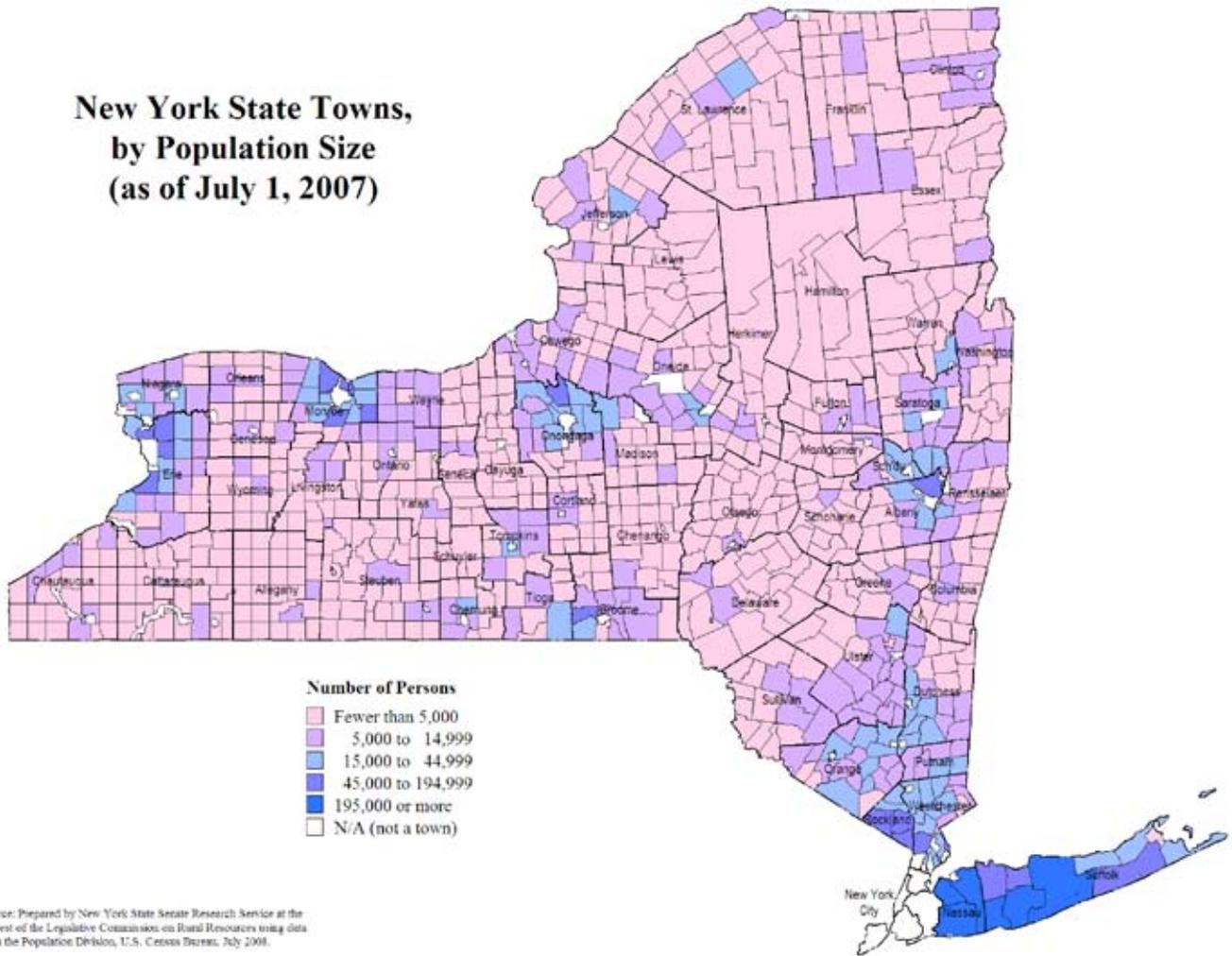
Commission staff (past and present) who have been a major factor in the success of the land use recodification project are: Ron Brach, Susan Bartle, Sheldon W. Damsky, Esq, Lori Heithoff, Peter Lopez, Sheila O'Sullivan, Esq., Christina Williams, and Donald A. Walsh, Esq.

Ron Brach, Executive Director of the Rural Resources Commission, and chair of the State Land Use Advisory Committee, directed the survey effort and the production of materials for the report. Kathleen Krause Carroll, Special Projects Coordinator for the Commission, created the survey form, entered the county data, and designed the layout of the report. Laura Barber, Policy Analyst for the Commission, computed the results and prepared the charts and graphs. The maps in the report and assistance with data analysis were provided by Paul DeFrancisco of NYS Senate Research Service. The Senate Print Shop is responsible for printing of this full color report!

Finally, the support and expertise of state legislators and staff, especially the local government committees in the Senate and Assembly, as well as program and counsel legislative offices, is greatly appreciated. Also the Governor's office and state agencies, especially the Department of State and Department of Environmental Conservation, have been most supportive in discussing and reviewing the various land use recodification bills that have been passed by the legislature.

Introduction

**New York State Towns,
by Population Size
(as of July 1, 2007)**



This 2008 municipal land use report presents the basic land use planning and regulatory tools used by each city, town and village government outside New York City and makes frequent reference to variations among urban, suburban and rural areas. Such tools include the creation of a written comprehensive plan, zoning and subdivision regulations, site plan review and the creation of planning boards/commissions. The single largest percent increase since the 2004 report was issued is the proportion of municipalities that now have a written comprehensive plan.



For the first time in the Rural Resources Commission's almost 15 year compilations of municipal planning and zoning data, several items pertaining to county governments have been included, such as whether the county has created a planning board or commission, a written comprehensive plan, a farmland protection board and plan, and a right-to-farm law. The 2008 data shows a strong commitment by county government in New York to such essential land use functions.

Municipal officials who have not prepared their communities often discover belatedly that they have few land use tools in place to deal with new planning challenges that arise, like an adult entertainment business, large wind farm, strip mall or big box proposal. Suddenly the written comprehensive plan that's been collecting dust — if one exists — is hauled out and revisited, and a scramble to adopt new plans and regulations is launched. Often in such cases, the only option for the local government is to establish a temporary moratorium on such projects, until it can handle the situation on behalf of community residents.

City and village planners may deal less with growth issues than suburban towns and counties but find their residents want officials to focus on revitalizing downtown "Main Streets", create historic districts, incorporate road fixtures to slow traffic in residential or downtown areas or find space for new types of community recreational activities. Job creation and retention is often a subtext here too. In all such situations, rural municipalities face an additional special set of challenges, including frequent turnover of elected and appointed officials, geographic isolation, fiscal and time constraints, and insufficient availability of technical assistance.

In the 75 years since state municipal planning and zoning enabling statutes were first enacted into law in New York, several new tools have been developed by innovative planners and land use attorneys including, cluster development, incentive zoning, intermunicipal cooperation, mediation, overlay zoning, farmland protection plans, purchase of development rights, right-to-farm laws, conservation easements, planned unit development, special protections for farm operations within designated agricultural districts and the adoption of historic preservation guidelines. A detailed survey of the use of such innovations by municipalities is outside the scope of this report, but the Commission on Rural Resources is aware of a growing interest in them, especially on the rural-suburban fringe of metropolitan regions.

Finally, we scan the future directions in which municipal planning and zoning seem to be headed in New York

Introduction

as this vital function evolves as part of the changing landscape at all levels of government. State and local government officials are less fearful of engaging in land use planning today than in the past. The challenge will be to match escalating public interest in ensuring the affordability and quality of their communities with supportive government leadership and resources. An array of regional and county planning initiatives and the blooming of joint intermunicipal planning arrangements to advance tourism, economic development and resource protection goals on a broad scale in many respects point to a future of such collaborative efforts, supported by an ever-widening and diverse network of interested parties.



The appendices include the results of the 2008 survey of basic land use tools used by each city, town, and village; the newly developed county planning survey; and the legislation enacted into law during the course of the Rural Resource Commission's recodification of state land use planning enabling statutes, begun in 1989.

Several maps and tables are incorporated in the text of the report that help capture the most revealing findings of the 2008 survey.

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What is Planning?

Our greatest achievements have all resulted from our ability to envision the future and muster the methods and resources to achieve it. That is what forms the core set of skills and philosophy underpinning planning everywhere and municipal planning in particular. Planning is not reserved for professional planners. We plan our day, think about our children's future, and plot an itinerary for a vacation trip.

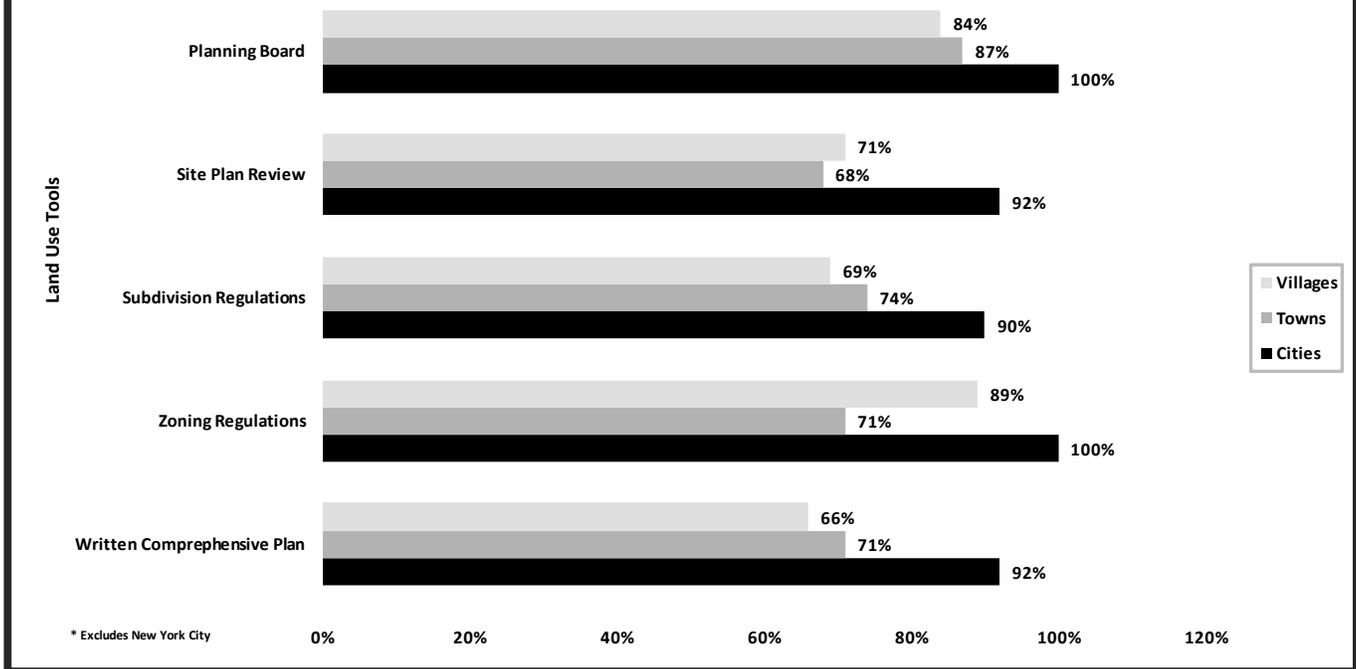
It makes sense to think about the future of our communities and to take the trouble to ensure that the decisions we make today will result in a viable and healthy future for them. Community and regional planners study the way our lives are influenced by physical, economic, and social forces. It's their job to help the rest of us shape the kinds of communities and regions we want. Planning involves many tools, including economic and demographic analysis, natural and cultural resource evaluation, goal-setting and implementation.

— Adapted from American Planning Association web site.



Part One

Planning and Zoning Tools Used by NYS Cities, Towns and Villages in 2008* (Percent)



2008 Survey of Planning and Zoning Tools Used by NYS Cities, Towns, and Villages *

<u>Tool</u>	<u>Cities %</u>	<u>Towns %</u>	<u>Villages %</u>	<u>All Municipalities</u>
Written Comprehensive Plan	2004: 90% 2008: 92%	2004: 64% 2008: 71%	2004: 62% 2008: 66%	2004: 64% 2008: 69%
Zoning Regulations	2004: 100% 2008: 100%	2004: 70% 2008: 71%	2004: 88% 2008: 89%	2004: 78% 2008: 78%
Subdivision Regulations	2004: 92% 2008: 90%	2004: 72% 2008: 74%	2004: 67% 2008: 69%	2004: 71% 2008: 73%
Site Plan Review	2004: 87% 2008: 92%	2004: 65% 2008: 68%	2004: 68% 2008: 71%	2004: 67% 2008: 70%
Planning Board/Commission	2004: 100% 2008: 100%	2004: 86% 2008: 87%	2004: 84% 2008: 84%	2004: 86% 2008: 87%

A statewide survey of planning and regulatory tools used by cities, towns and villages in New York was first published by the Legislative Commission on Rural Resources in 1994 in response to a recommendation by the State Land Use Advisory Committee (LUAC). Updates were published in 1999 and 2004.

The findings have been used by state and local policy-makers, planners, developers and academic researchers interested in such topics as growth management, affordable housing, natural resource conservation, renewable energy development, watershed planning, transportation infrastructure development, agricultural farmland protection, and economic development to name a few. The information has thus proved timely and useful to a number of interested parties over the years, has promoted municipal planning and zoning and avoided costly duplication of effort.



Methodology:

As in its previous survey updates, Rural Resources Commission staff mailed a copy of the previous survey data to each county planning department outside New York City. County planners were asked to verify or update the list of basic land use tools being used by each municipality within the county. In several instances, follow up phone calls to the county were made.

A new section of survey questions pertaining to county planning activities (with a special focus on agricultural land protection) was included for the first time in 2008. The response was uniformly positive in demonstrating a sustained and growing commitment of county leaders to agricultural land preservation and enhancement of farm profitability in the state. Findings from this part of the survey are discussed in Part Two of the report.

Overall Findings:

Survey responses illustrate the continuing differences and diversity among cities, towns, and villages in the state in their capacity or desire to utilize planning and land use tools. The higher density development found in cities, suburbs and villages — and the more rapid land use change often experienced in these places — has created a climate more receptive to land use planning and regulation for them than in many of the more remote rural towns.

Still, the 2008 survey results indicate a widespread and growing use of basic land use tools around the state in urban, suburban and rural areas alike. This may reflect reactive responses to unforeseen development in some areas, special environmental or economic concerns in others, or even the recent arrival on the scene of an enthusiastic land use practitioner or champion who is determined to stimulate local planning. Many variables influence whether and to what extent a community or county government adopts a proactive comprehensive plan and chooses to guide development using various land use tools. Those variables were not a subject of the current survey, but other research is available on these factors.

Although the municipal land use survey asked only about the use of written comprehensive plans, zoning regulations, subdivision regulations, site plan review, and planning boards/commissions, numerous other land use management tools are utilized by New York's municipalities. These more specialized tools are constantly changing, when, for example, the state legislature passed new legislation to stimulate the development of town agriculture and farmland protection plans in 2007. In most localities, the special purpose local law or ordinance supplements other more traditional planning and zoning tools, but in some instances it is the only one in place.

Examples of special land use tools used by New York Cities, Towns and Villages:

- Empire Zones
- business improvement districts
- incentive zoning
- overlay zoning
- cluster development
- planned unit development
- transfer of development rights
- purchase of development rights
- conservation overlay districts
- historic review/overlay
- landmark preservation
- architectural review
- sign ordinances
- design review
- flood plain restrictions
- erosion control
- solid waste management
- tree preservation
- water and sewer ordinances
- campsite regulations
- landscape preservation
- wetlands preservation
- scenic easements
- conservation easements
- adult entertainment
- local waterfront revitalization program
- harbor overlay district
- open space regulations
- mobile home park ordinances
- junkyard ordinances
- telecommunications regulations
- wind farm ordinances
- watershed protections
- performance zoning
- right-to-farm ordinances
- mining regulations
- mixed use (planned) development
- highway access permits
- affordable housing development
- tax increment financing

Overall Findings:

In comparing the data from previous surveys, results in 2008 indicate that an increasing proportion of municipalities have continued to adopt written comprehensive plans, rising from 64 percent in 2004 to 69 percent in 2008. In 1994, 55 percent had adopted a written comprehensive plan, which was just before the state legislature enacted landmark legislation in 1995 that for the first time established a procedure in state enabling statutes for the preparation and adoption of city, town, and village comprehensive



plans. In 1997, the state legislature enacted similar enabling statutes for county governments and regional planning councils. All such efforts were part of the legislature's support of efforts by state and local government officials, professional planners and private sector leaders to recodify state planning and zoning enabling statutes, led by the State Land Use Advisory Committee and Legislative Commission on Rural Resources.

Since 2004 there has been a slight increase in the use of the most traditional land use tools by towns and villages. In 2008, 71 percent of towns and 89 percent of villages had zoning, up from 70 percent of towns and 88 percent of villages in 2004. All cities had zoning regulations in place both in 2004 and 2008.

Again, the use of subdivision regulations varies greatly between cities, towns and villages. In 2008, 90 percent of cities, 74 percent of towns and 69 percent of villages had adopted subdivision regulations.

The site plan review land use tool is clearly becoming embraced by all municipalities. Its use since 2004 increased from 87 to 92 percent in cities, 55 to 62 percent in towns, and 59 to 64 percent in villages.

The proportion of cities, towns and villages that have created a planning board or commission is high overall, with all cities having established one, 87 percent of towns and 84 percent of villages. At any given time, at an average of six persons per local planning board, over 7700 people serve on town, village and city planning boards or commissions. Similarly, over 5000 people serve on local zoning boards of appeals. Currently, 46 of the 57 counties outside New York City have created planning boards, some of which have representatives of each city, town and village in the county, so the numbers of officials on these boards can be quite large.

An estimated 21,000 people thus serve on all such planning bodies across New York and must be kept abreast of planning and zoning principles, practices, case law and statutes; which is a major challenge to say the least. And, this does not include local justice court and state supreme court officials who are regularly called on to adjudicate land use conflicts.

Planning and Zoning Boards and Commissions:

Though training is offered more frequently now, many members of local planning and zoning boards and elected legislative bodies serve without special training in the basic procedures which the successful use of state and local planning and zoning laws requires. A high percentage also serve without accessible or affordable technical assistance. Yet these responsible local officials must deal with complex legal procedures and technical issues pertaining to land use planning and development.



Legislation developed by the State Land Use Advisory Committee and introduced in the state legislature by the Commission on Rural Resources was passed in 1992 which specifically authorized city, town, village and county governments to establish training standards for members of planning and zoning boards. The law also authorized the removal of members who do not take the requisite type or amount of training, as specified by the local legislative body.

Since then, it had been argued by a broad-based, influential group of advocates from the private and public sectors that the complexity and significance of actions by municipal officials regarding their responsibility for land use planning and zoning merits basic training requirements, no less so than, for example, local assessors or justice courts. Thus, an increasing number of municipalities around the state have made use of these new powers and developed special training programs themselves or utilized services offered by the Department of State, colleges, training schools of municipal associations, the NY Planning Federation, county and regional planning and development bodies. Access to such training was expanded greatly with a renewed commitment by state government through the Department of State and Department of Environmental Conservation. Most recently, the Department of Agriculture and Markets has begun to develop a broad-based training initiative for local government officials in the use of innovative agriculture land use tools enacted into law by the state legislature. All such training is now offered on a regular basis at special regional seminars and conferences as well as at annual conferences of local government and professional associations.

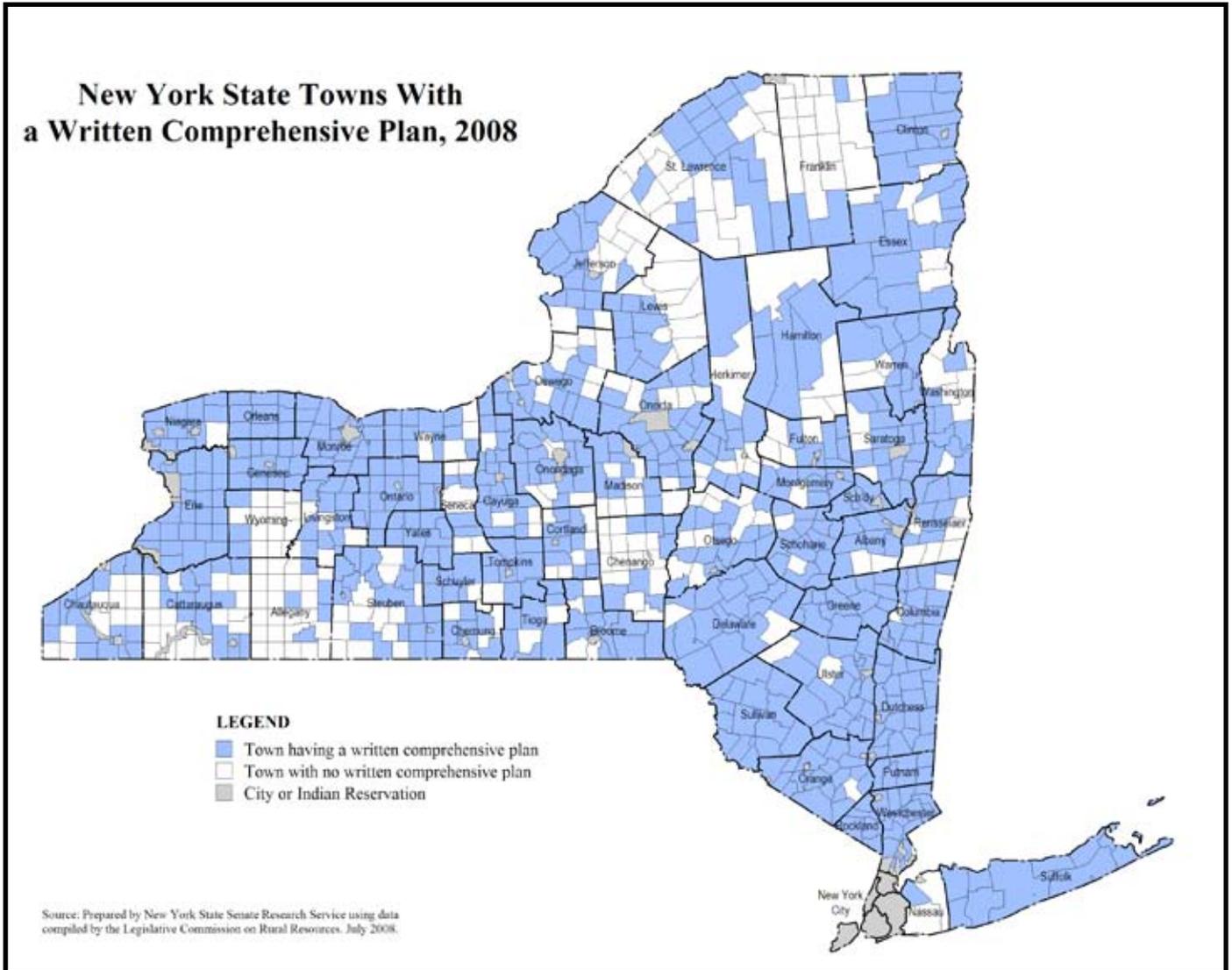
However, except for a few noteworthy efforts by some local governments and associations in the ensuing decade since 1992, little was done by most municipalities to establish formal training requirements and opportunities for members of their planning and zoning bodies. Over that same period, an extraordinary body of new planning and zoning tools and revisions of state enabling statutes and case law surrounding municipal land use planning and development had taken place. Hence, leaders and members of local government associations, the professional planning community, public and private sectors represented on the State Land Use Advisory Committee came to the realization that the general lack of formal preparation of members of local planning and zoning bodies for their specialized roles and responsibilities was a growing and serious problem that would only become worse unless further state legislative action was taken.

Planning and Zoning Boards and Commissions:

Thus, members of the State Land Use Advisory Committee, assisted by staff of the Rural Resources Commission, set about drafting legislation that would put more teeth in the current statutes requiring basic training for local planning and zoning officials. Following the conduct of outreach meetings with numerous leaders in the local government, environmental, private sector and land use community consensus was established around a legislative measure that was acceptable to all parties and in 2006 bi-partisan legislation was introduced by two champions for the expansion of training requirements for local planning and zoning officials across the state. They were Senator George H. Winner, Jr., chair of the bipartisan Legislative Commission on Rural Resources, and Assemblywoman Sandra R. Galef, chair of the Real Property Taxation committee in that house.

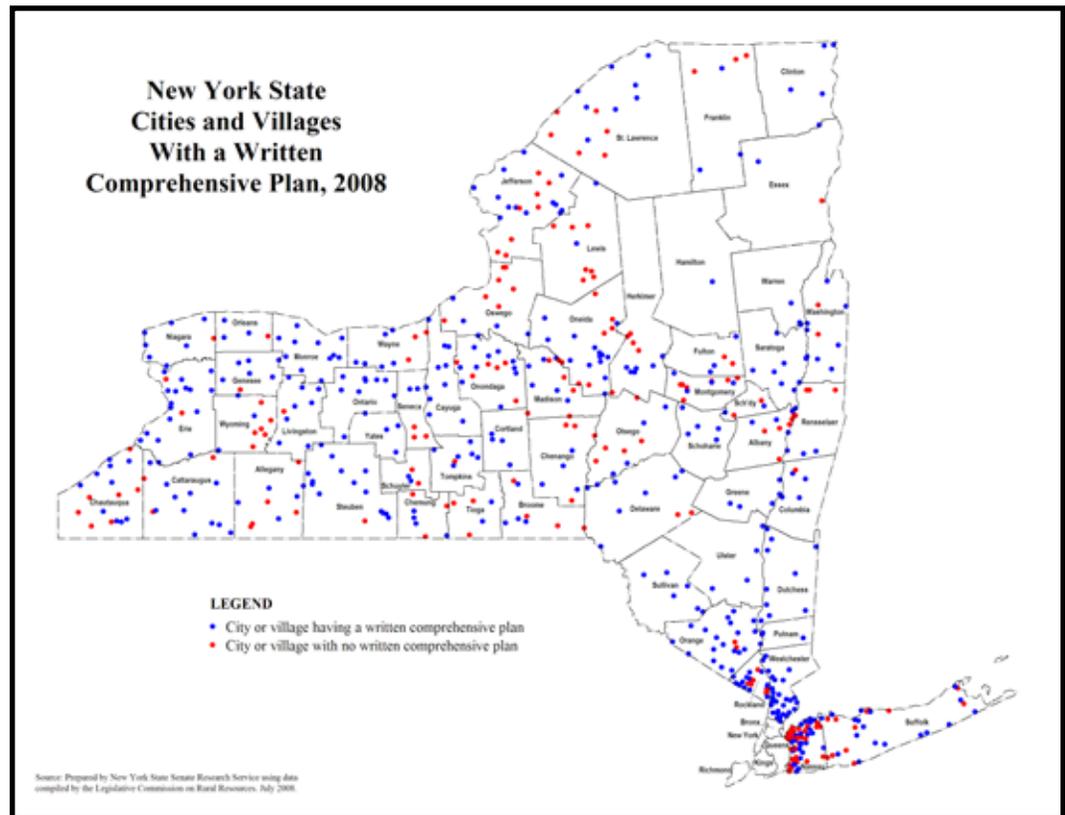
The landmark legislation passed the legislature and was signed into law by the governor that same year. Although embraced cautiously at first by the broad coalition of interests that supported the measure, now, two years later, the new statute has gained widespread acceptance and is having a major positive impact on the number of local officials who are now receiving basic and, where appropriate, advanced training in municipal planning and zoning principles, practices and case law.





The Written Comprehensive Plan:

Although a high proportion of cities have adopted a written comprehensive plan, four main reasons make the lack of an equally widespread use of written comprehensive plans in towns and villages unsurprising: the lack of understanding of what a comprehensive plan is and what it is used for; the inability to prepare a plan; the resistance to putting a plan for the community in writing; and for rural towns especially, the lack of perceived need to prepare and adopt a plan.



Over time, in the absence of specific state enabling statutes for the preparation and enactment of comprehensive plans by cities, towns and villages, the courts had established through case law their own vague definition of a comprehensive plan. However, the New York courts have said that a comprehensive plan (whether written or not) must reflect the planning goals and efforts of a community and be readily identifiable.

Legislation sponsored by the Rural Resources Commission (Chapter 418, Laws of 1995) for the first time in New York created a statutory definition of municipal comprehensive plans and a process and list of topics which are to be considered by the plans. Such written plans are easily identifiable and accessible to the public and provide legitimacy to local zoning and land use decisions, particularly when these are challenged in court. The new law did not invalidate existing plans, although conducting comprehensive planning pursuant this statute clearly was encouraged by the state legislature.

Similarly, the State Land Use Advisory Committee and Rural Resources Commission drafted comprehensive plan legislation for counties and regional planning councils that became law in 1997.

The Written Comprehensive Plan:

The continued overall growth in municipal adoption of written comprehensive plans since the 1995 enabling statute was enacted into law, may be attributable to the pressures of growth in certain suburban counties or rural counties on the metropolitan fringe. Low population growth, or actual population decline, in many rural counties, accompanied by little industrial or commercial

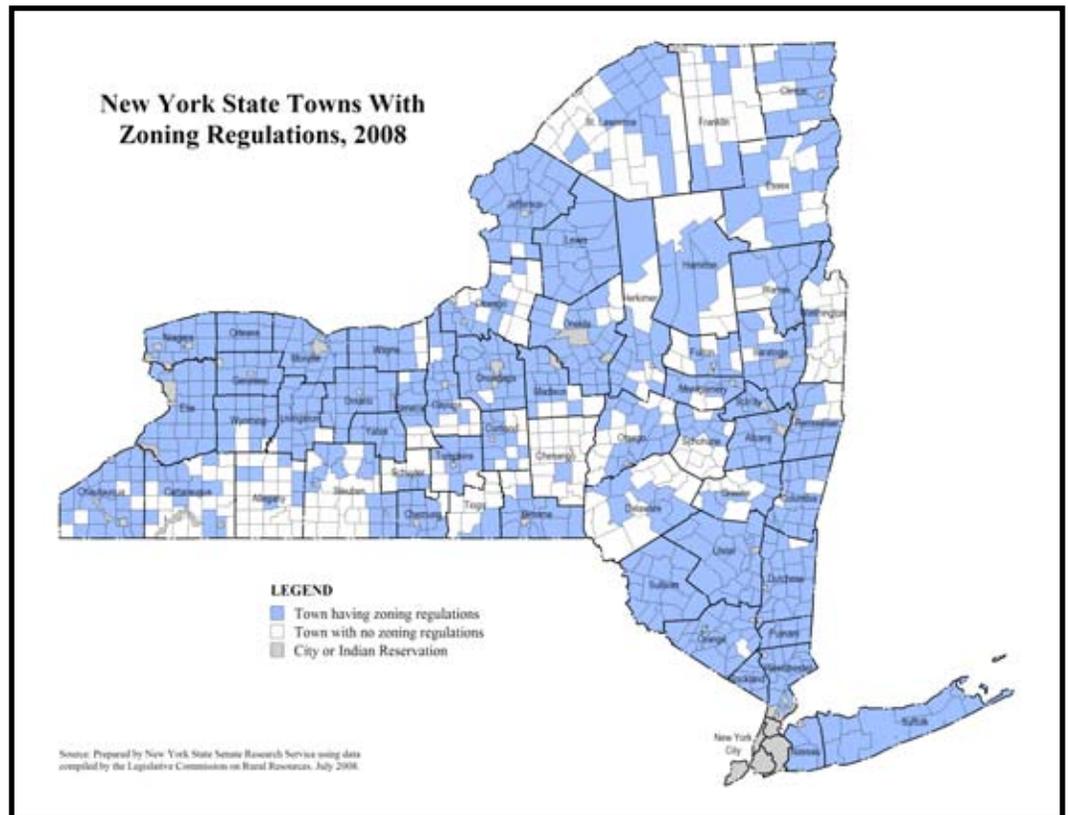


growth, reduces the perceived need for planning boards to deal with what may be a controversial, costly matter. Simply enforcing the existing zoning, site plan and/or subdivision regulations may be all the governing board requires of its part-time code enforcement officer and planning board.

The State Environmental Quality Review Act (SEQRA) is contained in the Environmental Conservation Law (Article 8) and the regulations promulgated under it are contained in 6 NYCRR Part 617. It requires the preparation of an environmental impact statement (EIS) for actions having a significant impact on the environment (termed Type I actions), and is an important part of the procedure for adopting and administering all local land use tools, including the written comprehensive plan, zoning regulations, subdivision regulations and site plan review. The new comprehensive planning statute referred to earlier provides that the SEQRA analysis can form the foundation for comprehensive planning. Type II actions (e.g. area variances for homes and the construction of noncommercial structures under 4,000 sq. ft.) are discretionary. The SEQRA-required process can also help municipalities assure careful and defensible land use decisions.

Zoning Regulations:

Municipal zoning regulations are a major tool for guiding land use decisions in New York. Zoning helps to separate compatible and incompatible uses, thereby protecting property values, promoting economic, public health, safety and welfare. In New York, the statutes provide that zoning regulations "... shall be made in accordance with a comprehensive plan ...". Over time, the courts have sanctioned zoning ordinances, even though not based on a formal written comprehensive plan.

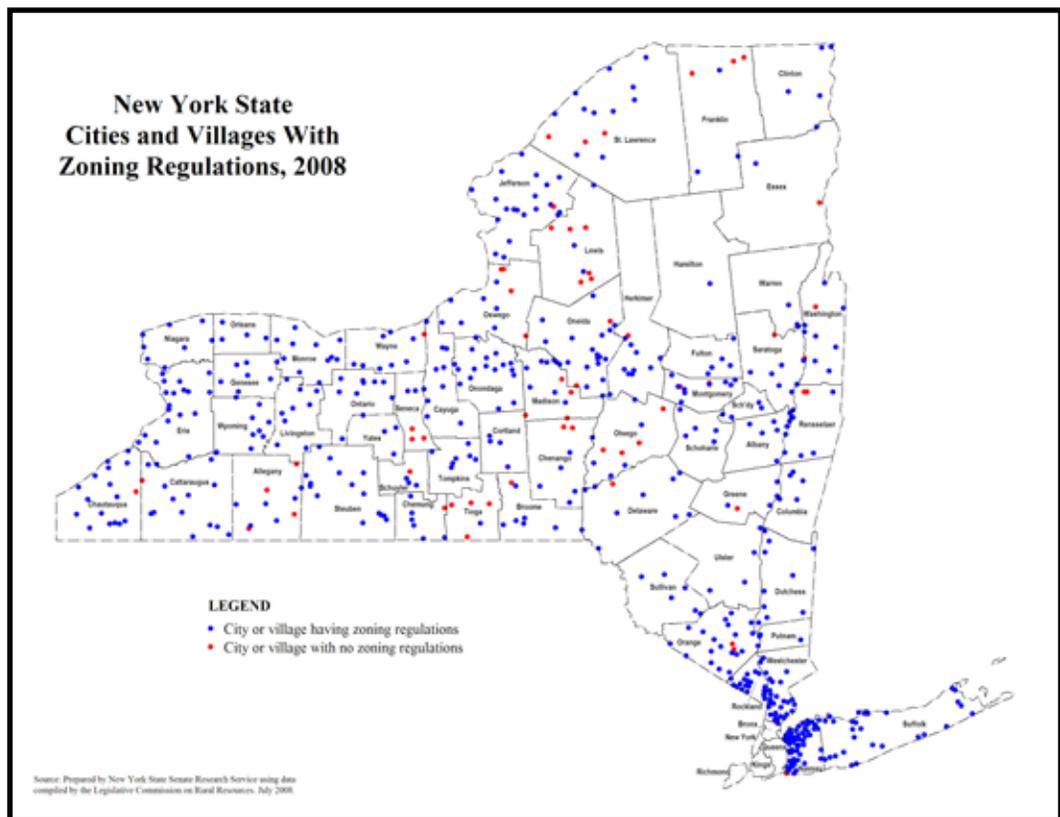


Many municipalities, therefore, have neglected to develop and adopt written comprehensive plans like those envisioned by the new state statutes adopted in 1995. When such municipalities report that they have zoning but no written comprehensive plan, there may exist unwritten informal plans which identify their land use policies. If, in such cases, the municipality was called upon in court to demonstrate the validity of a zoning decision, the municipality would need to demonstrate in its records evidence of the "essential development goals of the community." (Udell v. Haas, 21 N.Y.2d 463)

Resistance to zoning still runs high in many areas of the state where there is a very strong philosophical belief that less government is better government and that the use of one's private property should not be regulated by public agencies. In comparing metropolitan with rural towns, the survey reveals that almost all metro towns have zoning regulations while less than 70 percent of rural towns do. Similarly, most villages in metropolitan areas have zoning and, in fact, most rural villages do also. Clearly, areas where zoning controls are most likely to be absent are among the least populated and most remote areas of the state (the responses received from the municipalities within the Adirondack Park reflect the existence of zoning standards created by the state Adirondack Park Agency). Certain counties in which municipalities were still resisting zoning in earlier surveys now have adopted zoning regulations, demonstrating that residents have come to recognize its benefits, at least in certain places.

Zoning Regulations:

In specific instances, the move toward local zoning is often precipitated by the arrival of a large development proposal, a realization of the cumulative impacts of development, or a sudden “NIMBY” threat such as an industrial-size wind farm proposal. Neighborhood “NIMBY” petitions and demonstrations before a town board or planning board may be the spark that drives the creation of a zoning map and related text. Recently, the in-



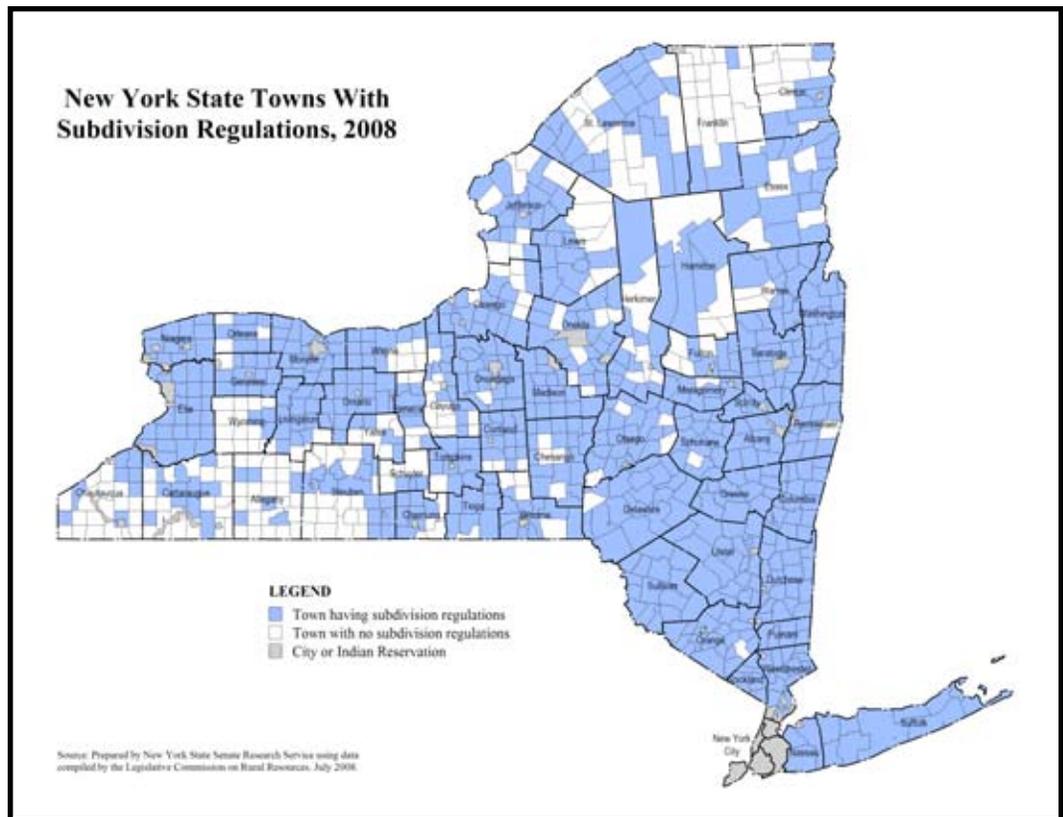
cursion of adult entertainment businesses in suburban and outlying rural areas has sparked local interest in adopting or amending a zoning ordinance since this is the principal tool available to regulate such uses under the federal and state constitutions.

While zoning is often instituted to screen out incompatible uses, some of the newest zoning ordinances take a proactive approach by actually encouraging certain land uses such as the kinds of mixed use development (residences over shops and businesses, for example) that prevailed in unzoned sleepy villages and lively urban neighborhoods in earlier decades. New special-purpose zoning controls developed to promote particular community development goals include incentive zoning, transferable development rights, cluster development, planned unit development and overlay zoning.

A strong presence of zoning controls in some counties may be a matter of sustained county leadership or assistance. For example, 35 years ago in Chautauqua County, the county planner was committed to getting zoning in place throughout the county. Communities embraced zoning, often after encountering a specific proposal — a dirt race track, a gravel mine, or a landfill operation. Others adopted zoning to reduce the land development potential of properties purchased by non-residents — for example, by establishing severe setbacks on lakefront properties. The driving force, as in many places, was a sparkplug citizen or local official with a strong commitment to progressive community action.

Subdivision Regulations:

Unlike zoning, subdivision regulations deal exclusively with new residential development as land is divided into lots and streets on which homes are to be built and provided with appropriate infrastructure. The review and approval of the subdivision of land is a principal means of ensuring that the provisions of comprehensive plans and zoning laws are followed. Without subdivision review and approval, a landowner may either knowingly or unknowingly create lots which do not conform

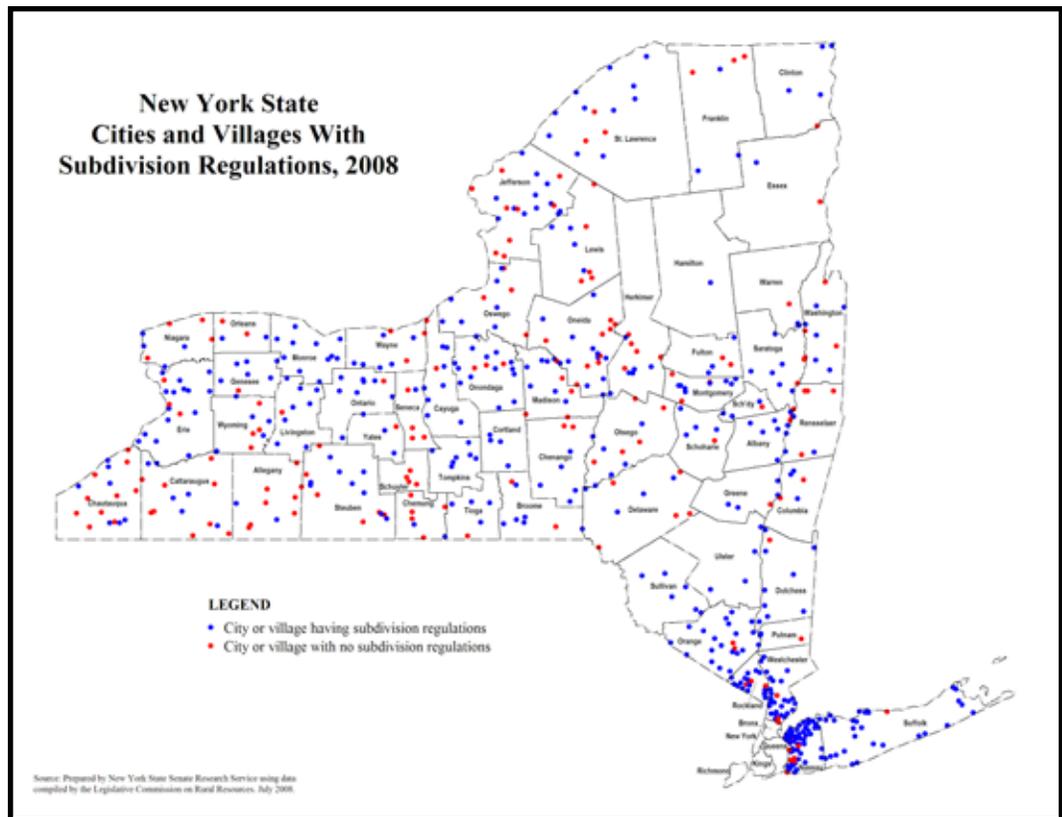


to local lot area, width, depth, setbacks or other requirements of zoning laws. Substandard or lots that have not been properly approved may create problems later when conveyed to people who find too late that the land is ineligible for building permits or financing because of their nonconformance with local, state, federal or county statutory or regulatory requirements. Also, subdivision regulations significantly affect infrastructure, public health and safety, housing affordability and open space.

Subdivision regulations are typically triggered by the division of land into two or more building lots, not with the building that may eventually be placed on the lot. Each municipality that authorizes its planning board to review and approve plats defines in those regulations the number of lots which, when created, require subdivision approval. When such divisions are proposed, a hearing must be held by the planning board and the proposal reviewed against specific standards and criteria designed to protect the community. Taxpayers often favor subdivision regulations when they realize that the regulations can require that new developments provide basic public improvements, such as roads, streets, water and sewer infrastructure, parkland, open space and even schools and other public facilities, which otherwise would have to be paid for by all community taxpayers.

Subdivision Regulations:

The adoption of subdivision regulations by municipalities continues to be slowest in several Southern Tier and North Country counties. These are areas of low or negative population growth with many municipalities untouched by significant housing or commercial/industrial development. Nevertheless, even areas of declining or stable population can still expect a fair amount of subdivision activity, since such societal changes as smaller family units and independent senior living on the one hand



demand smaller and more efficient domiciles, while the older-style housing stock deteriorates and often is poorly designed according to contemporary standards and the needs of an aging population.

In addition, a spate of second home development in rural areas can affect local public facilities such as water, sewer and roads. If built to substandard criteria, local taxpayers usually pay the tab later when asked to take over responsibility for their maintenance. Such development may not even be reflected in rural census data, because the second-homers are counted at their urban domicile. Thus, even in areas of stagnant population growth, subdivision regulation adoption is advantageous to local taxpayers and second-homers alike. For example, in some rural counties which have experienced substantial second home development, towns now have subdivision regulations. Interestingly, many of the rural towns in some of these counties do not have zoning regulations in place, finding subdivision regulations or site plan review most suited to their needs. For municipalities choosing to adopt subdivision regulations, state law provides many guidelines, including coordination with the State Environmental Quality Review Act (SEQRA) regulations.

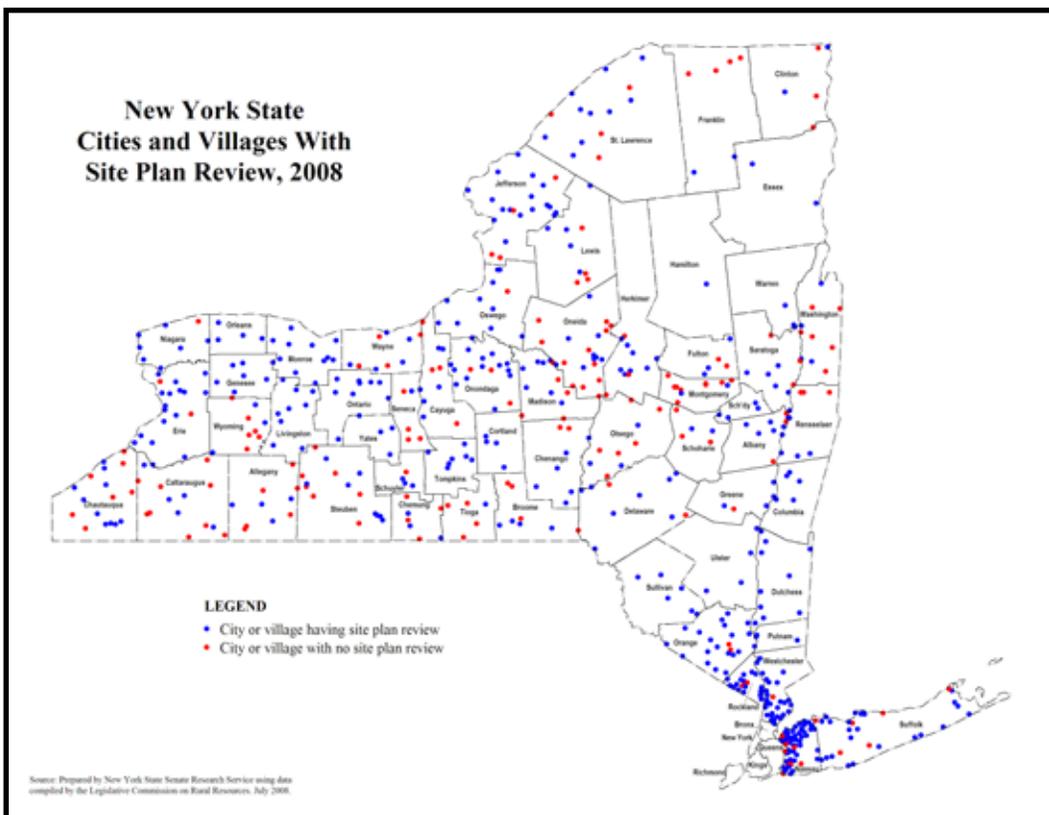
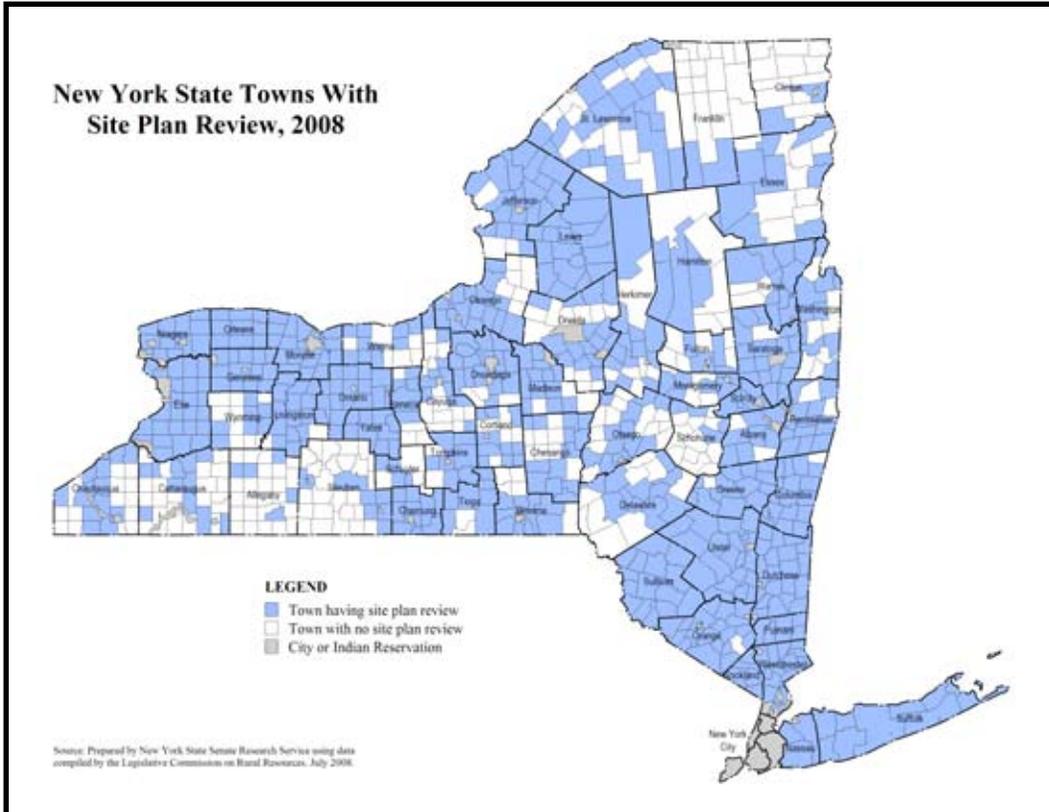
Subdivision Regulations:

The largest element in the budgets of most small rural towns is the highway department, which must improve and maintain roads. As a consequence, a principal consideration of land subdivision into building lots for them is street design and construction, with all lots having frontage on a street (Town Law Section 280). Besides considering the safety and utility of new road design and construction, municipalities realize they may eventually have to assume responsibility for maintaining such roads, thus encouraging strict subdivision standards. School/EMS/fire services also have concerns about the unacceptability of dead-end streets and cul-de-sacs for ready access by their vehicles and apparatus.

In areas of the state that are not protected by local subdivision regulations, state laws governing “realty subdivisions” apply. These state controls are single-purpose regulations solely dealing with sewage provisions and potable water supplies. Article 11 of the Public Health Law and Title 15 of the Environmental Conservation Law provide for review of water supply and sewerage services by the state health department (or county health departments where they exist) for tracts of land divided into five or more parcels of five acres or less. While the thresholds which trigger such review provide a minimal measure of control over the division of land into lots for sale, any subdivision of land with lots outside the threshold escapes review completely. Avoidance of these thresholds by determined sub dividers can result in predictable negative consequences for purchasers, taxpayers and the community.

The Adirondack Park Agency maintains jurisdiction over much of the regulation of subdivision activity on the mostly private lands in the vast expanses of the Park. The Tug Hill Commission provides voluntary assistance to municipalities in that multi-county region in creating local subdivision controls. Such on-site technical support to local legislative bodies and planning boards is unavailable in most other rural regions and communities that have insufficient resources of their own.





Site Plan Review:

According to Town Law Section 274-a, Village Law Section 7-725-a and General City Law Section 30-a, municipalities may require site plan elements related to parking, means of access, screening, signs, landscaping, architectural features, location and dimensions of buildings, adjacent land uses and physical features meant to protect adjacent land uses, and any additional elements specified by the municipal board in a site plan or zoning ordinance or local law, and conforming to comprehensive plan objectives.

In metropolitan areas, site plan review is most commonly applied to large-scale commercial or residential development such as shopping malls, superstores, large subdivisions, and planned unit development as part of the local zoning ordinance and SEQRA review. It may also be used for small projects, especially in rural communities without zoning regulations or even subdivision review.

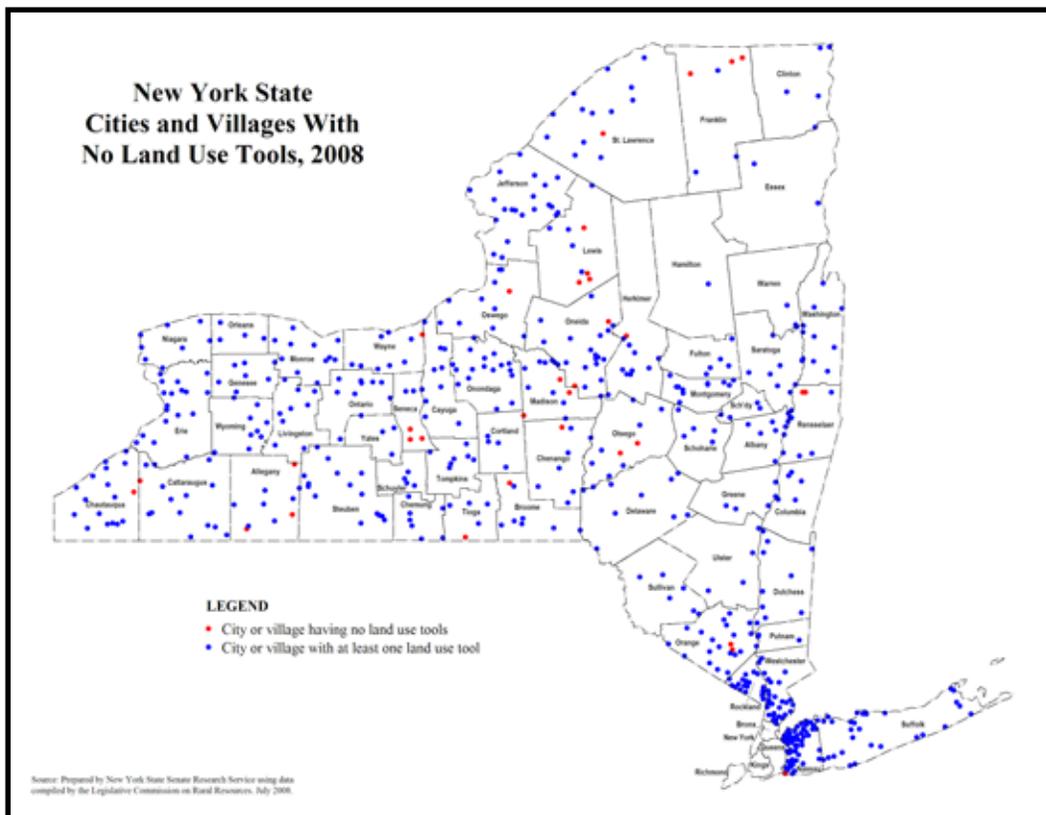
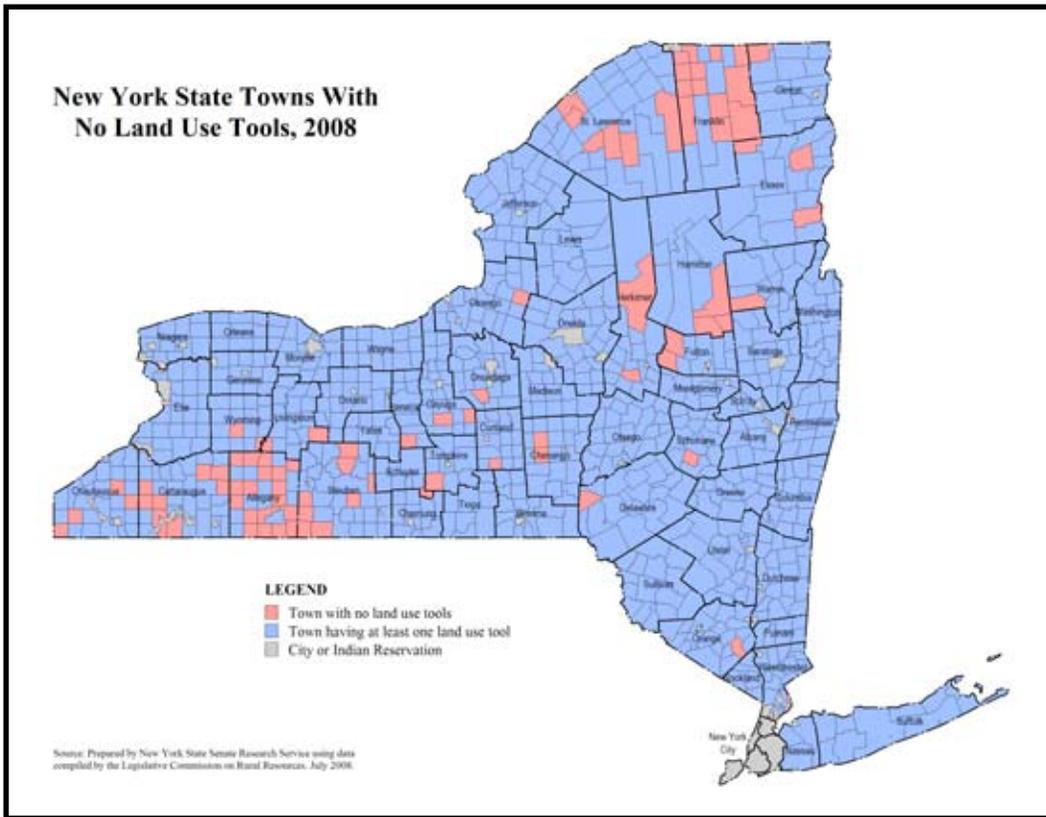
Widespread use of site plan review is fairly recent. The addition of site plan review to the statutes in 1975 came in response to a problem that had been plaguing municipal planning and zoning officials for some time: the lack of any type of review and approval when there was a single — typically large — parcel being developed. Such review was beyond the purview of existing subdivision review or zoning statutes. Subdivision regulations deal with the division of land into buildable lots, not with the unit on the lot. Zoning deals with the outside dimensions of lots and allowable land uses. Considerable time might pass and the lots sold before a particular parcel was developed. Site plan review was implemented to review and approve the wedding of the use/structure with the improved lot.

Moreover, new types of development, such as condominiums or shopping centers, owned by one entity but composed of many stores or multifamily residences, presented a special problem because it could be argued that the parcel was not being divided and was therefore not subject to any existing subdivision or development review.

Based on the survey results, a growing proportion of municipalities across the state now employ site plan review. In fact, with the exception of the written comprehensive plan, the use of site plan review by municipalities rose more than the use of other basic land use tools.

Some rural communities start with the site plan review process as opposed to adopting zoning or subdivision regulations. This is especially the case in those rural areas where subdivision activity is minimal and zoning is unwelcome by property rights advocates. Some communities regard site plan review as a function of their planning board. Others, which may have placed their site plan review regulations within the zoning ordinance or local law, assign the task to their zoning board of appeals.

In some local governments, site plan review provisions stand alone as a separate local law, although this practice is not recommended by many communities and professionals who have used the approach. Rather, they would urge such rural communities to adopt a one-zone zoning law or ordinance, where there is a single zone covering the entire town. It is easily accomplished, fits within the well-established framework of appeals procedures and case law and most citizens wouldn't recognize the difference on the surface.



Cities, Towns and Villages Where Basic Land Use Tools are Absent:

Based on the 2008 survey, there were 88 towns and 34 villages that had no basic land use tools: neither a written comprehensive plan, zoning, subdivision regulations, site plan review nor a planning board. Thirty-three other towns and four villages had created a planning board, but no other planning tools. So, in total, 121 towns and 38 villages did not have a written comprehensive plan, zoning, subdivision regulations or site plan review. For purposes of comparison, the 2004 survey reported 131 towns and 44 villages with no such basic tools, indicating some slight improvement has occurred since then.



As would be expected, all cities have adopted a formidable array of basic land use tools.

The corresponding map of towns not utilizing any of the major land use tools--a written comprehensive plan, zoning, subdivision regulations, site plan review or a planning board--depicts where such towns are located. A high proportion are found in the far southern-tier and Adirondack North Country regions of the state, with a smattering appearing elsewhere. Faced with unrestricted development, even second-homes, these towns' governing boards have little leverage, outside of enacting an emergency moratorium, when trying to control unwanted and unanticipated land use projects that may appear out of nowhere.

Recently, the state Public Service Commission, armed with the information provided in the 2004 municipal land use survey report that shows which towns do not have land use controls, has been able to identify communities that would be least prepared to guide and control the development of large-scale industrial wind farms, which tend to locate in these areas. The New York State Energy Research and Development Authority (NYSERDA) includes examples of local wind ordinances on its web site as a guide to localities that want to prepare themselves for such development proposals, if they occur.

Part Two

2000-2007 Population Change of New York State Counties Ranked in Descending Order of Percentage Change

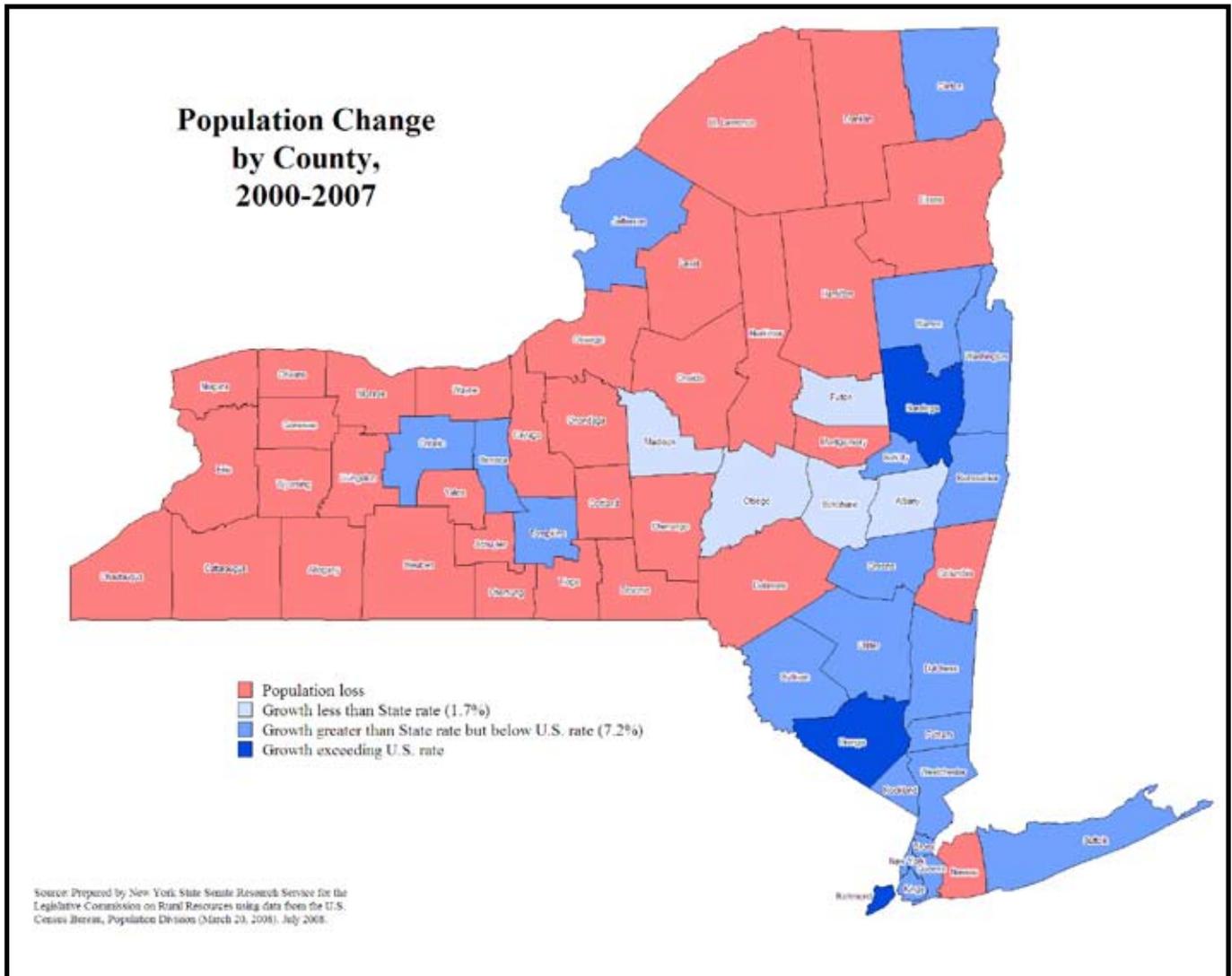
COUNTY	NUMERIC POPULATION CHANGE 2000-2007	PERCENT POPULATION CHANGE 2000-2007
Orange	35,802	10.49
Richmond	37,885	8.54
Saratoga	15,217	7.58
NewYork	83,495	5.43
Jefferson	5,463	4.89
Tompkins	4,553	4.72
Dutchess	12,596	4.50
Warren	2,840	4.49
Putnam	3,744	3.91
Ontario	3,732	3.72
Rockland	9,730	3.39
Sullivan	2,339	3.16
Bronx	41,009	3.08
Westchester	27,866	3.02
Schenectady	4,263	2.91
Clinton	2,321	2.91
Washington	1,701	2.79
Seneca	886	2.66
Kings	62,525	2.54
Suffolk	33,860	2.39
Ulster	4,111	2.31
Greene	1,051	2.18
Queens	40,959	1.84
Rensselaer	2,780	1.82
Albany	4,742	1.61
Schoharie	481	1.52
Otsego	721	1.17
Madison	388	0.56
Fulton	41	0.07
Yates	(64)	(0.26)
Chenango	(194)	(0.38)
Cortland	(229)	(0.47)
Allegany	(290)	(0.58)
Oswego	(923)	(0.75)
Monroe	(5,662)	(0.77)
Onondaga	(4,326)	(0.94)
Schuyler	(197)	(1.02)
Columbia	(731)	(1.16)
Franklin	(685)	(1.34)
Oneida	(3,155)	(1.34)
Lewis	(472)	(1.75)
Livingston	(1,132)	(1.76)
Steuben	(1,852)	(1.88)
Essex	(732)	(1.88)
St. Lawrence	(2,110)	(1.89)
Montgomery	(1,013)	(2.04)
Nassau	(28,011)	(2.10)
Niagara	(4,999)	(2.27)
Broome	(4,563)	(2.28)
Cayuga	(1,897)	(2.31)
Tioga	(1,331)	(2.57)
Wayne	(2,474)	(2.64)
Herkimer	(1,879)	(2.92)
Chemung	(3,055)	(3.35)
Wyoming	(1,492)	(3.44)
Delaware	(1,771)	(3.69)
Genesee	(2,248)	(3.72)
Erie	(36,927)	(3.89)
Orleans	(1,802)	(4.08)
Chautauqua	(5,805)	(4.15)
Cattaraugus	(3,868)	(4.61)
Hamilton	(304)	(5.65)
NEW YORK STATE	320,908	1.69

Source: Population Division, U.S. Census Bureau. March 20, 2008.

Role of County Planning and Development Agencies in Land Use:

For the first time in conducting the municipal land use survey since 1992, in 2008 a special section was added to include data on county government planning activities. From a public policy perspective and as a practical matter, county government responsibility for land use planning and development in New York has increased greatly over the last two decades.

The state legislature has delegated a new and significant role for county government in the area of farmland protection over this time frame and is therefore the main focus of the 2008 report. Since its creation by the state legislature in 1972, successful implementation of the state's land mark agricultural district program has depended heavily on the participation of county government so it was natural to look to them for implementation of the new farmland protection program when it was created in 1994.



Role of County Planning and Development Agencies in Land Use:

There are 57 counties outside New York City, all of whom are included in the 2008 survey of county planning and development land use tools. Because three of the five questions focused on farmland protection activities, the reader will not expect to find a county that doesn't have an agricultural land base so engaged in this survey. The other two questions asked whether the county had a planning board or commission and whether or not it had a written comprehensive plan. On these two items, we would hope to find a significant number of counties having made such commitments. The appendix includes a listing of the survey results for all 57 counties.

Under Article 25-AAA of the state Agriculture and Markets Law, the Commissioner is authorized to administer two matching grant programs focused on farmland protection. One assists county governments in developing agricultural and farmland protection plans to maintain the economic viability of the State's agricultural industry and its supporting land base; the other assists local governments in implementing their farmland protection plans and has focused on preserving the land base by purchasing the development rights on farms using a legal document called a conservation easement. The purchase of development rights (PDR) option is especially helpful in areas that have experienced greatly increased land values because of suburbanization or other factors. State farmland protection planning assistance grants up to \$50,000 each are awarded on a rolling basis each year to counties that formally apply. Since its inception, over \$2 million has been awarded to 48 counties across the state. Nearly \$80 million has been allocated under the PDR program to protect approximately 36,000 acres on 200 farms in 18 counties.

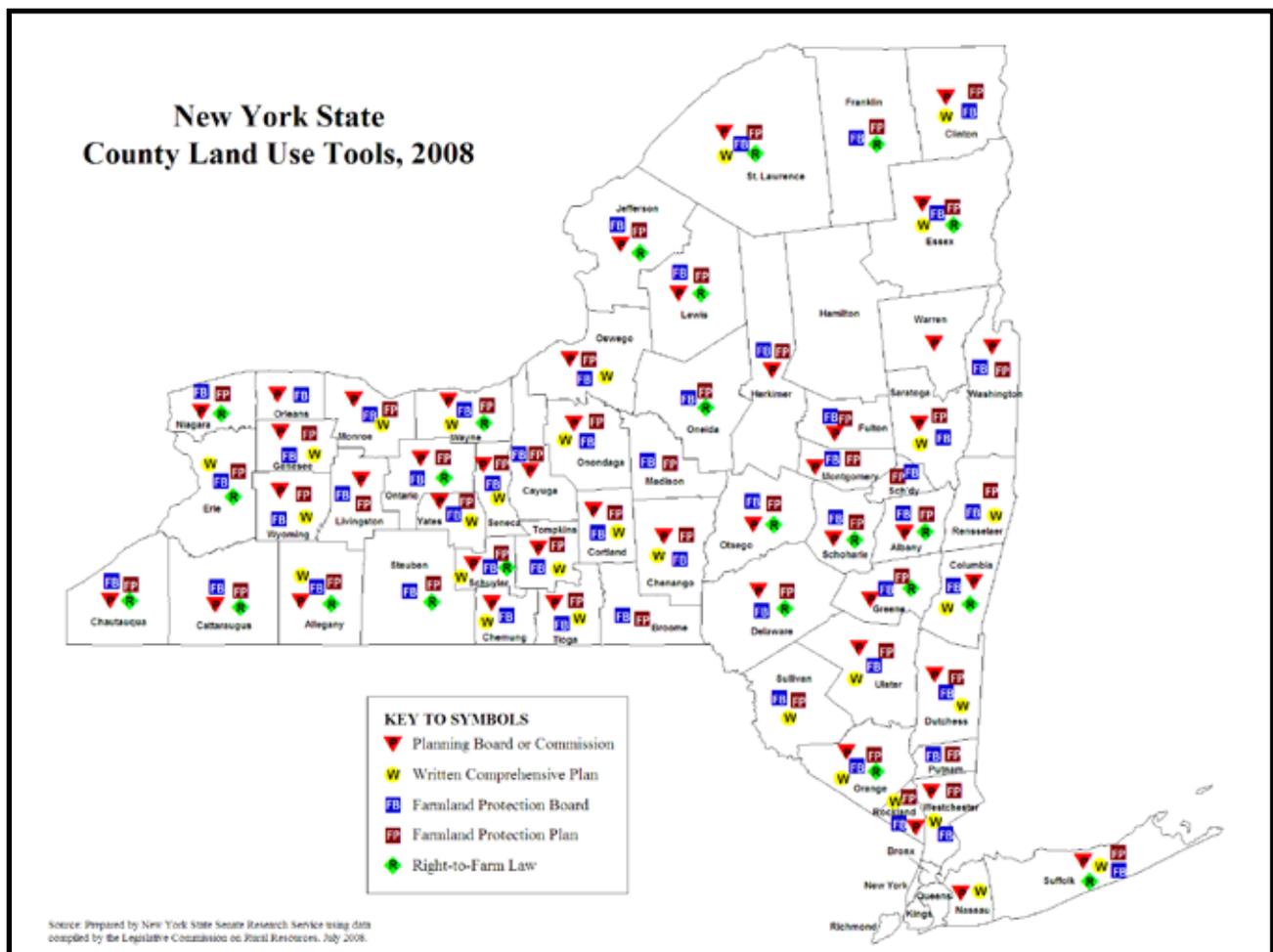
As an aside, the state legislature, in its continued commitment to protecting valuable farmland that is in danger of being lost to development, in 2007, created an agricultural and farmland protection grant program for town governments that is modeled after the very successful county-level initiative, except that the grants are limited to \$25,000 each. The initiative promises to be a significant addition to the growing arsenal of tools available to protect the state's valuable agricultural land base and industry because, as we have seen, town governments have significant powers over local land use planning and development.

The state legislature has given county governments other significant and long-standing responsibilities for land use planning, as for instance in the review of local planning and zoning actions under General Municipal Law Articles 239-L and M. County governments, especially in rural areas, have also assumed increased responsibility for area-wide economic development functions, such as the integration of planning and development offices with industrial or development rights, main street programs, public transportation, affordable housing, water and wastewater, soil and watershed planning and development, and participation in regional planning council programs. Also, in rural areas where town and village governments are more likely to have insufficient resources, county planning departments are a valuable resource to local elected officials in providing them with technical assistance on particularly sticky planning and development issues that crop up. Some county governments have joined together to conduct county planning functions as is the case with Herkimer and Oneida, Erie and Niagara counties. Such arrangements can be formalized as intermunicipal agreements under Article 5-g of the General Municipal Law. These are examples of newly-evolved county planning and development activities that are not covered in the current survey.

NYS County Land Use Planning and Development Tools

	# Yes's	% of All Counties
Does your County have a planning board?	46	81%
Does your County have a written comprehensive plan?	30	53%
Does your County have a farmland protection board?	54	95%
Does your County have a farmland protection plan?	51	89%
Has your County adopted a "right to farm" local law?	24	42%

Prepared by the NYS Legislative Commission on Rural Resources, 5/21/08



Planning Boards/Commissions:

In regard to the creation of a county planning board or commission, 46 or 81 percent of the 57 counties report they have them. This is an impressive finding and reveals the desire of county government officials to maintain close working ties with the communities and local governments they serve. Indeed, in counties that have created a separate county legislature, as opposed to a county board of supervisors wherein each town supervisor sits on the county governing body, the planning board may be the most direct connection with local town officials. As noted in Part One of this report in the discussion of planning boards, many county planning bodies include a representative from each of its municipalities.

Written Comprehensive Plans:

As regards the presence of a written county comprehensive plan to guide county decision makers, 30 of the 57 counties or 53 percent report having such a policy document. Such plans offer important guidance to both county and local decision makers as they consider actions on related planning and development matters. Ready access to such county plans is of particular importance to county planners when they review local planning and zoning actions under Article 239-L and M of the General Municipal Law as well as to the development and implementation of county and town agricultural and farmland protection plans.

Agricultural and Farmland Protection Boards:

In order to develop and guide the implementation of agricultural and farmland protection plans, most county governing bodies have created agricultural and farmland protection boards with members appointed from the agricultural industry and related sectors of the community. Most county planning departments provide such boards with technical assistance in the performance of their duties. Nine-five percent or 54 of the 57 counties in New York have created such boards. Again, in places such as Nassau County that do not have significant agricultural land uses, one understands why no such board has been created. Others without a board are Hamilton and Warren counties. Still, the fact is practically all counties in the state outside New York City find they have significant agricultural land uses that should be enhanced and protected through the creation of an agricultural and farmland protection board.



Agricultural and Farmland Protection Plans:

The state legislature has created and funded county farmland protection planning grants since the program's inception in 1994. By 2008, an impressive 51 or 89 percent of the counties had created and adopted an agricultural and farmland protection plan. Creation of the plan requires the design and conduct of a lengthy planning process that engages a broad cross section of affected stakeholders. Elements of the process typically include a detailed analysis of the county's agricultural profile, a survey of farmers and farmland owners, an analysis of economic pressures leading to the



conversion of farmland to other land uses, identification of municipal planning efforts and existing strategies to protect farmland and, finally, the development of agricultural and farmland protection goals and recommended strategies.

It is noteworthy that county agricultural and farmland protection actions promoted by the 1994 legislation and modest fiscal support by state government have resulted in an impressive outpouring of local interest and investment. Administered by the state Department of Agriculture and Markets, it is truly one of the most successful state-county partnerships to have been created by the legislature in recent memory. Building on its success, the state legislature extended the reach of the program to town governments in 2007, where coordination with county efforts and resources will be crucial.



Enactment of Right-To-Farm Local Laws:

As noted previously, a major tool used by state and local governments and community leaders to implement agricultural and farmland protection plans is the purchase of development rights and the consequent establishment of conservation easements on valuable farmland so that it is not converted to other land uses. Another potentially valuable tool used by a growing number of county governments who have taken the lead in fostering an hospitable business environment for farm operations is the enactment of “right-to-farm” local laws.

A growing number of county governing boards recognize that in order to enhance and promote valuable farmland and related land uses, farm operations that utilize such land must themselves be retained as viable business enterprises. An essential element in retaining such farm operations is the maintenance of understanding and cooperation of neighboring landowners, municipalities, and the real estate industry in particular that such business enterprises involve necessary agricultural practices involving farm equipment, chemicals and other crop protection methods, and the construction and use of farm structures.

Therefore, leading county governing boards, often in partnership with municipalities, have enacted local laws whose basic purpose and intent is to maintain and preserve the rural traditions and character of the county, to permit the continuation of agricultural practices, to protect the existence and operation of farms, to encourage farms and agribusinesses and to promote new ways to resolve or prevent disputes concerning agricultural practices and farm operations. Such counties and municipalities have found it necessary to limit the circumstances under which farming may be deemed to be a nuisance and to allow agricultural practices inherent to and necessary to maintain farms as viable business operations without being harassed by unreasonable and unwarranted interference or restriction by government and neighbors.

State enabling statutes enacted since 1990, including those developed by the State Land Use Advisory Committee and Legislative Commission on Rural Resources, have made the adoption of such right-to-farm local laws a valuable tool for county and local governments to use in the implementation of their agricultural and farmland protection plans. The adoption of such a local law is a significant step not to be taken lightly that involves the full understanding, cooperation and commitment of many influential local stakeholders.

As of 2008, 24, or 42 percent of county governments reported they had adopted a right-to-farm local law. It is not known how many municipalities have adopted such local laws at this time, but the number will most assuredly be even greater than for county governments in the future, with the recent extension of the state farmland protection planning grant program to town governments.



County Planning and Development Agencies as Vital Local Resources

As one can see from the above findings, county planning and development agencies provide the most immediate link between city, town and village planning efforts under state and local, not to mention, federal statutes. They may review a variety of local planning and land use proposals for their inter-community and area-wide impacts. Such impacts may include the compatibility of various land uses with one another; the adequacy of existing and proposed roads, water and sewer facilities; the impact on existing



and proposed county or state institutional or other uses; the protection of community character; and coordination with official county and municipal development policies, such as the Agricultural Districts and Farmland Protection Programs. Counties have also taken the lead in local GIS and area-wide economic development, often being linked directly with county industrial development agencies and Empire Zone initiatives.

As arms of the state, county and regional health departments have the authority to approve water and sewer facilities proposed for most new development. County Soil & Water Conservation districts help farmers manage agricultural pollution and work with the federal government on stream stabilization and flood issues. County highway departments inventory all local bridges over 20 feet in length and designate them for repair and upgrade. In many instances, such bridges are deeded to the county, which receives federal bridge funds. They also control access to county roads by new development.

While municipal boards in certain localities are comprised of persons with professional experience dealing with land use planning, or are assisted by professional planners and engineers, many city, town and village boards do not have that kind of expertise available to them at a cost they can afford and depend on the county for technical assistance. Many county planning departments also provide training for members of local planning and zoning boards and code enforcement officials and assist with drafting local regulations.

For lay members, the training opportunities provided by some county planning departments and planning federations enable them to handle modern community planning and land use responsibilities, against the backdrop of an ever-changing regulatory landscape. Training programs provided in Monroe, Onondaga, Rockland and Westchester counties, in cooperation with local planning federations, are examples of county-wide efforts to prepare planning and zoning board members. And, due to the large turnover rate of board members, training programs must be held frequently.

Direct local technical assistance through the use of circuit riders is another service provided by some county and regional organizations that acts to increase the functional capacity of rural governing boards and planning boards. The Tug Hill Commission (state-funded) is the best known of these. Delaware and Essex counties also have well-established circuit rider programs.

Part Three

Future Directions

Trends Affecting Planning and Development

- Cooperation between developers and environmentalists.
- Increased focus on “participatory” planning.
- Cyberspace and globalization.
- More compact developments and mixed-use centers.
- Open space networks and working landscapes.
- Integrating transportation, infrastructure and land use planning.
- Growing recognition of needs of low/moderate income and older Americans.
- Reuse of blighted areas and main street revitalization.
- Regional cooperation and perspectives increasingly important.
- Energy and green power.

Clearly, planning and zoning have long been a part of the social and political landscape of this state at all levels of government. These have been conducted against the backdrop of the doctrine and sanctity of home rule and private property rights, while also being focused on a more or less definable common good, achieved through our political system and market-driven economy.



Accordingly, local governments' efforts to manage the development of land within the community previously centered on public health, safety and welfare. Access to clean water, safe roads and building lots, coupled with the protection of property values and the expansion of the tax base, provided a strong incentive to the citizens and elected officials of a good number of cities, towns and villages in the state to regulate land uses.

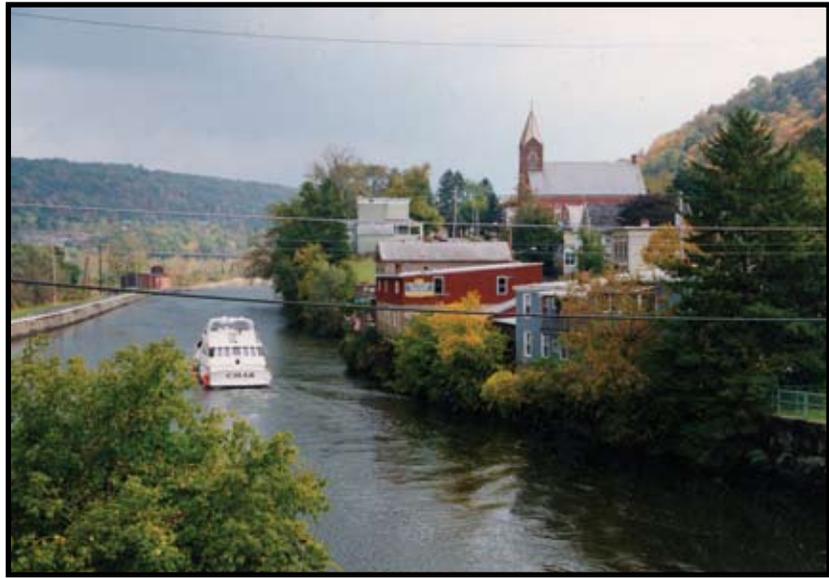
Resource-based and region-based planning have been the foundation of most federal and state planning initiatives. Thus localities which don't fall neatly in an area of such regional/resource-based significance will, as in the recent past, most likely be left to their own devices by the federal and state governments.

Where federal or state assistance is available to all localities, as in the US Department of Housing and Urban Development Community Development Block Grant program, or the state-initiated agricultural and farmland protection program, communities that lack planning do not typically have the wherewithal to compete or qualify for funding under such programs. Where they can, such communities often hire professional private sector planners for specific projects on an as-needed basis. In some instances, private foundations will likely play a greater role in funding planning projects for communities with insufficient in-house capabilities or for special focus projects, such as farmland or historic preservation initiatives.

One can anticipate that planning for the efficient use of transportation resources will more and more be linked to land use planning at the regional, county and local levels. The federal government in its transportation funding over the last 20 years has become a strong advocate of such efforts using the power of the purse to accomplish such aims through its funding of capital projects that are premised on such planning. As the energy crunch becomes more exacerbated, it is anticipated such efforts will increase in response to related market and political forces. Even the more micro-level transportation projects such as hiking and biking trails supported by the federal government and state transportation agencies will grow more numerous.

Part Three...Future Directions

Recent federal and state attention to the historic Barge and Erie Canal pathways as a means of regional economic revitalization through tourism development has underwritten hundreds of millions of dollars in projects submitted by canal-side municipalities. Other such initiatives are underway around New York as the citizens of many regions, well aware of the special, marketable attributes with which nature or human investment have endowed their areas, are engaged in volunteer-driven efforts to enhance and make better use of these unique resources to strengthen their local economies and to secure environmental goals through building new alliances and planning strategies.

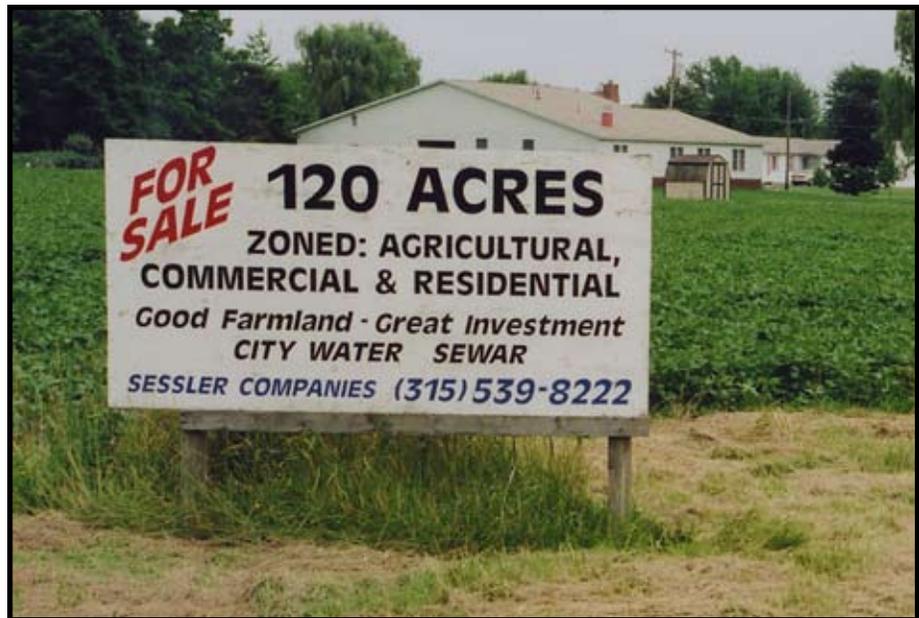


Land use planning strategies embodied in “smart growth” concepts have gained legislative and political attention across the nation and in New York as well, which has funded regional and local demonstration projects involving Smart Growth concepts over the last decade. Most recently, the governor’s office has created an executive level state cabinet on smart growth with one of its chief aims being to rationalize and implement state agency policies so they are consistent with smart growth principles on a broad scale. Also, in 2008 the state legislature and governor’s office crafted so-called brown fields legislation to further promote the reuse of environmentally contaminated lands for the purpose of stimulating economic development in cities where developers can make use of existing infrastructure and transportation networks rather than pushing further into surrounding suburban or rural areas. A recent overhaul of the state’s Empire Zones program by the legislature re-affirmed similar goals.

Most older communities in the state are now also focused on infill construction and “recycling” of existing antiquated buildings and large vacant or underused lots. By redeploying buildings and spaces that have come to the end of their useful lives, downtowns can spur several spinoff revitalization moves. In New York, it’s been a combination of arts/architecture/cultural enthusiasts, chambers of commerce, real estate developers, local academic institutions and volunteers assisted by municipal planners and economic developers who have spurred such re-use initiatives.



Numerous examples of such efforts abound in urban, suburban and rural areas across the state. Communities adopt historic district legislation, offer property tax breaks, or create special loan programs or special assessment districts for property owners undertaking renovation in accordance with modern design criteria and performance-driven standards. Upgrading rail stations or creating intermodal transportation facilities is another technique communities are using to focus redevelopment and efficient options for the traveling public.



The challenge is to match escalating public interest in ensuring the affordability and quality of their communities with supportive government leadership, recognizing that when faced with a choice between having greenbelts versus the right to retain control over the use of their own land, citizens will still usually choose the latter. Local government officials, nevertheless, may be less fearful of engaging in the planning process today, as demonstrated in the trends illustrated by this and previous surveys. While a major impediment to participation has been the lack of training and technical assistance and seed money to develop comprehensive plans adapted to community goals and needs, that may be changing with renewed federal and state commitments to sound planning and development and a host of new public-private partnerships being forged.

Another significant trend we feel is here to stay and that will only grow in force in the future is intermunicipal cooperation in land use planning and development. Many municipalities, and even state government, are joining together to address planning and development challenges that no entity acting alone could accomplish, regardless of its size or power.

The Canandaigua Lake intermunicipal effort, with watershed-protection goals involving 14 local governments, the Lake George Commission created to promote cooperation among adjoining local government in protecting the lake from pollution, and the charter agreement between the state, New York City and the town governments in the Catskill watershed to establish an organizational and financial framework for Whole Community Planning and Whole Farm Planning, which includes a forest management component, are but three examples. Although still fractious at times, in the latter cooperative land use planning effort, the City helps keep its drinking water resources pure and avoids filtration expenses and the watershed towns get planning assistance, infrastructure and economic development funds. And, although created by the state legislature, the Hudson River Valley Greenway Communities Council is a voluntary cooperative arrangement by participating municipalities along the Hudson River spanning from Troy at its Northern end to New York City at the estuary's mouth.

Part Three...Future Directions

Given a protracted period of the economic doldrums for much of upstate New York over the past three decades, clearly economic and business development will be high on the agenda of policy makers at all levels across the state. Communities with basic planning tools provide a hospitable environment for enlightened development by identifying where and what projects are appropriate for the community. Residential developers, as well as potential new business and industry, know where they can site construction.



The development community has stated at the numerous local roundtables held by the Land Use Advisory Committee that the lengthy siting and permitting process in New York may add up to 30 percent of a project's cost. Basic planning tools should provide assurances that such capital investments can be initiated and maintained with a fair degree of protection from arbitrary changes in development policy and from ad hoc or "crisis" decision making. Builders and lenders seek out such progressive, "development-friendly" communities in which to invest.

A lack of clear-cut, consistent local planning procedures can result in time-consuming delays which are costly and increase investment risks. Inadequate local planning may also contribute to the already high turnover of volunteer board members and creates the potential for increased litigation regarding board actions.

By helping to clarify, coordinate and streamline the development review process, local governments can also effectively reduce the cost of housing and other new development caused by a disjointed local land use approval process that results in long delays and ultimately, a more expensive project. Lacking knowledge of more sophisticated planning and regulatory techniques, localities may, for example, over-employ large-lot density standards that contribute to higher land and infrastructure costs. By applying basic land use tools, or where appropriate adopting some of the special tools listed toward the beginning of this report, communities can accommodate change in ways most beneficial to the community. Rather than causing unintended detrimental effects, growth and change can even be guided in ways that restore community character and improve human comfort with the built environment.

Communities suddenly experiencing growth often realize too late the high fiscal impact of unplanned development. While an enlightened local planning process requires financial and political commitment, the consequences of doing nothing may result in high social, economic and environmental costs that could have been avoided.

Fortunately, as documented in this report, a growing number of citizens, developers and their elected representatives at all levels of government recognize that modern planning and development instruments and approaches along the lines discussed herein can and should be adopted in the fulfillment of diverse community goals for the new millennium.

Appendix A

**Directory of Basic Land Use Tools
Used by Cities, Towns, and Villages**

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Albany 08	Albany (City)	No	Yes	Yes	Yes	Yes
Albany	Cohoes (City)	Yes	Yes	Yes	No	Yes
Albany	Watervliet (City)	No	Yes	No	No	Yes
	Towns					
Albany	Berne (Town)	Yes	Yes	Yes	Yes	Yes
Albany	Bethlehem (Town)	Yes	Yes	Yes	Yes	Yes
Albany	Coeymans (Town)	No	Yes	Yes	No	Yes
Albany	Colonie (Town)	Yes	Yes	Yes	Yes	Yes
Albany	Green Island (Town)	No	No	No	No	Yes
Albany	Guilderland (Town)	Yes	Yes	Yes	Yes	Yes
Albany	Knox (Town)	Yes	Yes	Yes	No	Yes
Albany	New Scotland (Town)	Yes	Yes	Yes	Yes	Yes
Albany	Rensselaerville (Town)	Yes	Yes	Yes	Yes	Yes
Albany	Westerlo (Town)	No	Yes	Yes	Yes	Yes
	Villages					
Albany	Altamont (Village)	Yes	Yes	Yes	Yes	Yes
Albany	Colonie (Village)	Yes	Yes	Yes	Yes	Yes
Albany	Green Island (Village)	No	Yes	No	Yes	Yes
Albany	Menands (Village)	No	Yes	Yes	Yes	No
Albany	Ravena (Village)	No	Yes	Yes	No	Yes
Albany	Voorheesville (Village)	No	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Allegany 08	Alfred (Town)	Yes	Yes	No	Yes	Yes
Allegany	Allen (Town)	No	No	No	No	No
Allegany	Alma (Town)	No	No	No	No	No
Allegany	Almond (Town)	Yes	Yes	Yes	No	Yes
Allegany	Amity (Town)	No	Yes	Yes	No	Yes
Allegany	Andover (Town)	No	No	No	No	No
Allegany	Angelica (Town)	Yes	No	No	No	No
Allegany	Belfast (Town)	No	No	No	No	No
Allegany	Birdsall (Town)	No	No	No	No	No
Allegany	Bolivar (Town)	No	No	No	No	No
Allegany	Burns (Town)	No	No	No	No	No
Allegany	Caneadea (Town)	No	Yes	Yes	Yes	Yes
Allegany	Centerville (Town)	No	No	No	No	No
Allegany	Clarksville (Town)	No	No	Yes	No	Yes
Allegany	Cuba (Town)	No	No	No	No	No
Allegany	Friendship (Town)	No	No	No	No	Yes
Allegany	Genesee (Town)	No	No	No	No	Yes
Allegany	Granger (Town)	No	No	No	No	No
Allegany	Grove (Town)	Yes	Yes	No	Yes	Yes
Allegany	Hume (Town)	No	No	No	No	No
Allegany	Independence (Town)	No	No	No	No	No
Allegany	New Hudson (Town)	No	No	No	No	No
Allegany	Rushford (Town)	No	Yes	Yes	Yes	Yes
Allegany	Scio (Town)	No	No	No	No	No
Allegany	Ward (Town)	No	No	No	No	No
Allegany	Wellsville (Town)	Yes	No	Yes	Yes	Yes
Allegany	West Almond (Town)	No	No	No	No	No
Allegany	Willing (Town)	No	No	No	No	No
Allegany	Wirt (Town)	No	No	No	No	No
	Villages					
Allegany	Alfred (Village)	Yes	Yes	No	Yes	Yes
Allegany	Almond (Village)	Yes	Yes	No	No	Yes
Allegany	Andover (Village)	No	No	No	No	No
Allegany	Angelica (Village)	Yes	No	No	No	No
Allegany	Belmont (Village)	No	Yes	No	Yes	Yes
Allegany	Bolivar (Village)	No	No	No	No	No
Allegany	Canaseraga (Village)	No	No	No	No	No
Allegany	Cuba (Village)	Yes	Yes	Yes	Yes	Yes
Allegany	Richburg (Village)	No	Yes	No	No	No
Allegany	Wellsville (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Broome 08	Binghamton (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Broome	Barker (Town)	Yes	Yes	No	No	Yes
Broome	Binghamton (Town)	No	Yes	Yes	Yes	Yes
Broome	Chenango (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Colesville (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Conklin (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Dickinson (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Fenton (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Kirkwood (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Lisle (Town)	Yes	No	No	No	Yes
Broome	Maine (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Nanticoke (Town)	No	No	Yes	No	Yes
Broome	Sanford (Town)	Yes	Yes	Yes	No	Yes
Broome	Triangle (Town)	No	No	No	No	Yes
Broome	Union (Town)	Yes	Yes	Yes	Yes	Yes
Broome	Vestal (Town)	No	Yes	Yes	Yes	Yes
Broome	Windsor (Town)	Yes	Yes	No	Yes	Yes
	Villages					
Broome	Endicott (Village)	Yes	Yes	Yes	Yes	Yes
Broome	Johnson City (Village)	Yes	Yes	Yes	Yes	Yes
Broome	Lisle (Village)	No	No	No	No	No
Broome	Port Dickinson (Village)	No	Yes	Yes	No	Yes
Broome	Whitney Point (Village)	Yes	Yes	Yes	No	Yes
Broome	Winsor (Village)	No	Yes	No	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
Cattaraugus 08	Olean (City)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Salamanca (City)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Allegany (Town)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Ashford (Town)	Yes	No	No	Yes	Yes
Cattaraugus	Carrollton (Town)	No	No	No	No	Yes
Cattaraugus	Coldspring (Town)	No	No	No	No	No
Cattaraugus	Conewango (Town)	No	No	No	No	No
Cattaraugus	Dayton (Town)	No	Yes	No	Yes	Yes
Cattaraugus	East Otto (Town)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Ellicottville (Town)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Farmersville (Town)	No	No	No	No	No
Cattaraugus	Franklinville (Town)	Yes	Yes	Yes	No	Yes
Cattaraugus	Freedom (Town)	Yes	No	No	No	Yes
Cattaraugus	Great Valley (Town)	Yes	No	Yes	Yes	Yes
Cattaraugus	Hinsdale (Town)	No	No	No	No	Yes
Cattaraugus	Humphrey (Town)	No	No	No	No	Yes
Cattaraugus	Ischua (Town)	No	No	No	No	Yes
Cattaraugus	Leon (Town)	No	No	No	No	No
Cattaraugus	Little Valley (Town)	Yes	Yes	Yes	No	Yes
Cattaraugus	Lyndon (Town)	No	No	No	No	No
Cattaraugus	Machias (Town)	No	No	No	No	No
Cattaraugus	Mansfield (Town)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Napoli (Town)	No	No	No	No	No
Cattaraugus	New Albion (Town)	Yes	Yes	Yes	No	Yes
Cattaraugus	Olean (Town)	Yes	Yes	No	No	Yes
Cattaraugus	Otto (Town)	No	Yes	No	No	Yes
Cattaraugus	Perrysburg (Town)	Yes	Yes	Yes	No	Yes
Cattaraugus	Persia (Town)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Portville (Town)	Yes	No	No	Yes	Yes
Cattaraugus	Randolph (Town)	No	Yes	Yes	Yes	Yes
Cattaraugus	Red House (Town)	No	No	No	No	No
Cattaraugus	Salamanca (Town)	No	No	No	No	Yes
Cattaraugus	South Valley (Town)	No	No	No	No	Yes
Cattaraugus	Yorkshire (Town)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Allegany (Village)	Yes	Yes	No	No	Yes
Cattaraugus	Cattaraugus (Village)	Yes	Yes	No	No	Yes
Cattaraugus	Delevan (Village)	No	Yes	No	No	No
Cattaraugus	East Randolph (Village)	Yes	Yes	No	No	No
Cattaraugus	Ellicottville (Village)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Franklinville (Village)	Yes	Yes	No	No	Yes
Cattaraugus	Limestone (Village)	Yes	Yes	No	No	Yes
Cattaraugus	Little Valley (Village)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Perrysburg (Village)	Yes	Yes	Yes	Yes	Yes
Cattaraugus	Portville (Village)	Yes	Yes	No	No	Yes
Cattaraugus	Randolph (Village)	No	Yes	No	No	No
Cattaraugus	South Dayton (Village)	No	No	No	No	No

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Cayuga 08	Auburn (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Cayuga	Aurelius (Town)	Yes	Yes	No	Yes	Yes
Cayuga	Brutus (Town)	Yes	Yes	Yes	Yes	Yes
Cayuga	Cato (Town)	Yes	Yes	Yes	No	Yes
Cayuga	Conquest (Town)	No	No	No	No	Yes
Cayuga	Fleming (Town)	Yes	Yes	Yes	No	Yes
Cayuga	Genoa (Town)	Yes	No	No	No	No
Cayuga	Ira (Town)	Yes	Yes	Yes	Yes	Yes
Cayuga	Ledyard (Town)	Yes	Yes	No	No	Yes
Cayuga	Locke (Town)	Yes	No	Yes	No	Yes
Cayuga	Mentz (Town)	Yes	Yes	Yes	No	Yes
Cayuga	Montezuma (Town)	Yes	Yes	Yes	No	Yes
Cayuga	Moravia (Town)	Yes	Yes	Yes	No	Yes
Cayuga	Niles (Town)	Yes	No	Yes	Yes	Yes
Cayuga	Owasco (Town)	Yes	Yes	Yes	Yes	Yes
Cayuga	Scipio (Town)	Yes	Yes	No	No	Yes
Cayuga	Sempronius (Town)	No	No	No	No	No
Cayuga	Sennett (Town)	Yes	Yes	Yes	Yes	Yes
Cayuga	Springport (Town)	Yes	Yes	No	Yes	Yes
Cayuga	Sterling (Town)	Yes	Yes	Yes	Yes	Yes
Cayuga	Summerhill (Town)	No	No	No	Yes	Yes
Cayuga	Throop (Town)	Yes	Yes	No	Yes	Yes
Cayuga	Venice (Town)	No	No	No	No	No
Cayuga	Victory (Town)	Yes	Yes	Yes	No	Yes
	Villages					
Cayuga	Aurora (Village)	Yes	Yes	Yes	Yes	Yes
Cayuga	Cato (Village)	Yes	Yes	Yes	Yes	Yes
Cayuga	Cayuga (Village)	Yes	Yes	Yes	Yes	Yes
Cayuga	Fair Haven (Village)	Yes	Yes	No	No	Yes
Cayuga	Meridian (Village)	Yes	Yes	Yes	Yes	Yes
Cayuga	Moravia (Village)	Yes	Yes	Yes	No	Yes
Cayuga	Port Byron (Village)	Yes	Yes	No	No	Yes
Cayuga	Union Springs (Village)	Yes	Yes	Yes	Yes	Yes
Cayuga	Weedsport (Village)	Yes	Yes	Yes	No	Yes

Appendix A

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>Cities</u>					
Chautauqua 08	Dunkirk (City)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Jamestown (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Chautauqua	Arkwright (Town)	No	Yes	Yes	No	Yes
Chautauqua	Busti (Town)	Yes	Yes	No	Yes	Yes
Chautauqua	Carroll (Town)	Yes	Yes	No	No	Yes
Chautauqua	Charlotte (Town)	No	No	No	No	No
Chautauqua	Chautauqua (Town)	Yes	Yes	No	Yes	No
Chautauqua	Cherry Creek (Town)	No	Yes	Yes	No	Yes
Chautauqua	Clymer (Town)	No	Yes	No	No	No
Chautauqua	Dunkirk (Town)	No	Yes	No	Yes	Yes
Chautauqua	Ellery (Town)	No	Yes	No	Yes	Yes
Chautauqua	Ellicott (Town)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Ellington (Town)	No	No	No	No	No
Chautauqua	French Creek (Town)	No	No	No	No	No
Chautauqua	Gerry (Town)	No	Yes	No	No	Yes
Chautauqua	Hanover (Town)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Harmony (Town)	Yes	Yes	No	Yes	Yes
Chautauqua	Kiantone (Town)	Yes	Yes	No	No	Yes
Chautauqua	Mina (Town)	Yes	Yes	Yes	No	Yes
Chautauqua	North Harmony (Town)	Yes	Yes	No	Yes	Yes
Chautauqua	Poland (Town)	Yes	Yes	No	No	Yes
Chautauqua	Pomfret (Town)	Yes	Yes	No	Yes	Yes
Chautauqua	Portland (Town)	Yes	Yes	No	Yes	Yes
Chautauqua	Ripley (Town)	Yes	Yes	No	Yes	Yes
Chautauqua	Sheridan (Town)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Sherman (Town)	No	No	No	No	No
Chautauqua	Stockton (Town)	No	Yes	No	Yes	Yes
Chautauqua	Villanova (Town)	No	Yes	Yes	No	Yes
Chautauqua	Westfield (Town)	Yes	Yes	Yes	No	Yes
	<u>Villages</u>					
Chautauqua	Bemus Point (Village)	Yes	Yes	No	Yes	Yes
Chautauqua	Brocton (Village)	Yes	Yes	No	No	Yes
Chautauqua	Cassadaga (Village)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Celoron (Village)	Yes	Yes	No	Yes	Yes
Chautauqua	Cherry Creek (Village)	No	No	No	No	No
Chautauqua	Falconer (Village)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Forestville (Village)	Yes	Yes	No	No	Yes
Chautauqua	Fredonia (Village)	Yes	Yes	Yes	Yes	Yes
Chautauqua	Lakewood (Village)	No	Yes	Yes	Yes	Yes
Chautauqua	Mayville (Village)	No	Yes	No	Yes	Yes
Chautauqua	Panama (Village)	No	Yes	No	No	Yes
Chautauqua	Sherman (Village)	No	Yes	No	No	No
Chautauqua	Silver Creek (Village)	No	Yes	No	No	Yes
Chautauqua	Sinclairville (Village)	No	Yes	No	No	Yes
Chautauqua	Westfield (Village)	Yes	Yes	Yes	Yes	Yes

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Chemung 08	Elmira (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Chemung	Ashland (Town)	No	Yes	No	Yes	Yes
Chemung	Baldwin (Town)	No	Yes	No	Yes	Yes
Chemung	Big Flats (Town)	Yes	Yes	Yes	Yes	Yes
Chemung	Catlin (Town)	No	Yes	Yes	Yes	Yes
Chemung	Chemung (Town)	Yes	Yes	No	Yes	Yes
Chemung	Elmira (Town)	Yes	Yes	Yes	Yes	Yes
Chemung	Erin (Town)	Yes	Yes	Yes	Yes	Yes
Chemung	Horseheads (Town)	Yes	Yes	Yes	Yes	Yes
Chemung	Southport (Town)	Yes	Yes	Yes	Yes	Yes
Chemung	Van Etten (Town)	No	No	No	Yes	Yes
Chemung	Veteran (Town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Chemung	Elmira Heights (Village)	Yes	Yes	No	No	Yes
Chemung	Horseheads (Village)	Yes	Yes	No	Yes	Yes
Chemung	Millport (Village)	No	Yes	No	No	Yes
Chemung	Van Etten (Village)	No	No	No	No	Yes
Chemung	Wellsburg (Village)	No	Yes	No	No	No

Appendix A

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Chenango 08	Norwich (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Chenango	Afton (Town)	No	No	Yes	Yes	Yes
Chenango	Bainbridge (Town)	Yes	No	Yes	Yes	Yes
Chenango	Columbus (Town)	Yes	No	Yes	Yes	Yes
Chenango	Coventry (Town)	No	No	No	Yes	Yes
Chenango	German (Town)	No	No	Yes	No	No
Chenango	Greene (Town)	Yes	No	Yes	Yes	Yes
Chenango	Guilford (Town)	No	No	Yes	No	Yes
Chenango	Lincklaen (Town)	No	No	Yes	Yes	Yes
Chenango	McDonough (Town)	No	No	No	No	No
Chenango	New Berlin (Town)	Yes	No	Yes	Yes	Yes
Chenango	North Norwich (Town)	No	No	Yes	Yes	Yes
Chenango	Norwich (Town)	No	No	Yes	Yes	Yes
Chenango	Otselic (Town)	No	No	Yes	Yes	No
Chenango	Oxford (Town)	Yes	Yes	Yes	Yes	Yes
Chenango	Pharsalia (Town)	No	No	No	No	No
Chenango	Pitcher (Town)	No	No	Yes	No	No
Chenango	Plymouth (Town)	No	No	Yes	No	Yes
Chenango	Preston (Town)	No	No	No	No	Yes
Chenango	Sherburne (Town)	Yes	No	Yes	Yes	Yes
Chenango	Smithville (Town)	No	No	Yes	Yes	Yes
Chenango	Smyrna (Town)	Yes	No	Yes	No	Yes
	<u>Villages</u>					
Chenango	Afton (Village)	No	Yes	Yes	Yes	Yes
Chenango	Bainbridge (Village)	Yes	Yes	Yes	Yes	Yes
Chenango	Earlville (Village)	Yes	No	No	No	Yes
Chenango	Greene (Village)	Yes	Yes	Yes	Yes	Yes
Chenango	New Berlin (Village)	No	Yes	Yes	Yes	Yes
Chenango	Oxford (Village)	Yes	Yes	Yes	Yes	Yes
Chenango	Sherburne (Village)	No	No	No	No	Yes
Chenango	Smyrna (Village)	No	No	No	No	No

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Clinton 08	Plattsburgh (City)	Yes	Yes	Yes	No	Yes
	<u>Towns</u>					
Clinton	Altona (Town)	Yes	Yes	No	No	No
Clinton	Ausable (Town)	No	No	No	No	Yes
Clinton	Beekmantown (Town)	Yes	Yes	Yes	No	Yes
Clinton	Black Brook (Town)	Yes	Yes	Yes	Yes	Yes
Clinton	Champlain (Town)	Yes	Yes	Yes	No	Yes
Clinton	Chazy (Town)	Yes	Yes	No	No	Yes
Clinton	Clinton (Town)	No	No	No	No	No
Clinton	Dannemora (Town)	Yes	No	No	No	No
Clinton	Ellenburg (Town)	Yes	Yes	No	No	No
Clinton	Mooers (Town)	Yes	Yes	No	No	No
Clinton	Peru (Town)	Yes	Yes	Yes	No	Yes
Clinton	Plattsburgh (Town)	Yes	Yes	Yes	Yes	Yes
Clinton	Saranac (Town)	Yes	No	No	No	Yes
Clinton	Schuyler Falls (Town)	Yes	Yes	Yes	No	Yes
	<u>Villages</u>					
Clinton	Champlain (Village)	Yes	Yes	Yes	No	Yes
Clinton	Dannemora (Village)	Yes	Yes	Yes	Yes	Yes
Clinton	Keeseville (Village)	Yes	Yes	No	No	No
Clinton	Rouses Point (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Columbia 08	Hudson (City)	Yes	Yes	No	Yes	Yes
	<u>Towns</u>					
Columbia	Ancram (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Austerlitz (Town)	Yes	No	Yes	Yes	Yes
Columbia	Canaan (Town)	No	Yes	Yes	Yes	Yes
Columbia	Chatham (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Claverack (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Clermont (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Copake (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Gallatin (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Germantown (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Ghent (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Greenport (Town)	No	No	Yes	Yes	Yes
Columbia	Hillsdale (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Kinderhook (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Livingston (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	New Lebanon (Town)	Yes	Yes	Yes	No	Yes
Columbia	Stockport (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Stuyvesant (Town)	Yes	Yes	Yes	Yes	Yes
Columbia	Taghkanic (Town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Columbia	Chatham (Village)	Yes	Yes	No	Yes	Yes
Columbia	Kinderhook (Village)	Yes	Yes	Yes	Yes	Yes
Columbia	Philmont (Village)	Yes	Yes	Yes	Yes	Yes
Columbia	Valatie (Village)	No	Yes	Yes	Yes	Yes

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Cortland 08	Cortland (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Cortland	Cincinnatus (Town)	Yes	Yes	Yes	Yes	Yes
Cortland	Cortlandville (Town)	Yes	Yes	Yes	Yes	Yes
Cortland	Cuyler (Town)	No	No	Yes	Yes	Yes
Cortland	Freetown (Town)	No	No	Yes	Yes	Yes
Cortland	Harford (Town)	No	Yes	No	Yes	Yes
Cortland	Homer (Town)	Yes	Yes	Yes	No	Yes
Cortland	Lapeer (Town)	No	No	No	No	No
Cortland	Marathon (Town)	Yes	Yes	Yes	Yes	Yes
Cortland	Preble (Town)	Yes	Yes	Yes	Yes	Yes
Cortland	Scott (Town)	No	Yes	Yes	Yes	Yes
Cortland	Solon (Town)	Yes	Yes	Yes	No	Yes
Cortland	Taylor (Town)	No	No	Yes	No	Yes
Cortland	Truxton (Town)	Yes	No	Yes	No	Yes
Cortland	Virgil (Town)	Yes	Yes	Yes	Yes	Yes
Cortland	Willet (Town)	Yes	No	No	Yes	Yes
	<u>Villages</u>					
Cortland	Homer (Village)	Yes	Yes	Yes	Yes	Yes
Cortland	Marathon (Village)	Yes	Yes	Yes	Yes	Yes
Cortland	McGraw (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Delaware 08	Andes (Town)	Yes	Yes	Yes	Yes	Yes
Delaware	Bovina (Town)	Yes	Yes	Yes	Yes	Yes
Delaware	Colchester (Town)	Yes	No	Yes	No	Yes
Delaware	Davenport (Town)	Yes	No	Yes	No	Yes
Delaware	Delhi (Town)	Yes	Yes	Yes	Yes	Yes
Delaware	Deposit (Town)	Yes	No	Yes	No	Yes
Delaware	Franklin (Town)	Yes	Yes	Yes	Yes	Yes
Delaware	Hamden (Town)	Yes	No	Yes	Yes	Yes
Delaware	Hancock (Town)	Yes	No	Yes	No	Yes
Delaware	Harpersfield (Town)	Yes	No	Yes	Yes	Yes
Delaware	Kortright (Town)	Yes	No	Yes	No	Yes
Delaware	Masonville (Town)	No	No	No	No	No
Delaware	Meredith (Town)	Yes	No	Yes	No	Yes
Delaware	Middletown (Town)	In process	Yes	Yes	Yes	Yes
Delaware	Roxbury (Town)	Yes	No	Yes	No	Yes
Delaware	Sidney (Town)	Yes	Yes	Yes	Yes	Yes
Delaware	Stamford (Town)	Yes	No	Yes	Yes	Yes
Delaware	Tompkins (Town)	Yes	No	Yes	No	Yes
Delaware	Walton (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Delaware	Delhi (Village)	Yes	Yes	Yes	Yes	Yes
Delaware	Deposit (Village)	No	Yes	Yes	No	Yes
Delaware	Fleischmanns (Village)	In process	Yes	In process	No	Yes
Delaware	Franklin (Village)	Yes	No	No	No	No
Delaware	Hancock (Village)	Yes	Yes	No	Yes	Yes
Delaware	Hobart (Village)	Yes	Yes	Yes	Yes	Yes
Delaware	Margaretville (Village)	In process	Yes	No	Yes	Yes
Delaware	Sidney (Village)	Yes	Yes	Yes	Yes	Yes
Delaware	Stamford (Village)	Yes	Yes	No	Yes	Yes
Delaware	Walton (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Dutchess 08	Beacon (City)	Yes	Yes	Yes	Yes	Yes
Dutchess	Poughkeepsie (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Dutchess	Amenia (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Beekman (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Clinton (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Dover (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	East Fishkill (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Fishkill (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Hyde Park (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	LaGrange (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Milan (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	North East (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Pawling (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Pine Plains (Town)	Yes	No	Yes	Yes	Yes
Dutchess	Pleasant Valley (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Poughkeepsie (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Red Hook (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Rhinebeck (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Stanford (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Union Vale (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Wappinger (Town)	Yes	Yes	Yes	Yes	Yes
Dutchess	Washington (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Dutchess	Fishkill (Village)	Yes	Yes	Yes	Yes	Yes
Dutchess	Millbrook (Village)	Yes	Yes	Yes	Yes	Yes
Dutchess	Millerton (Village)	Yes	Yes	Yes	Yes	Yes
Dutchess	Pawling (Village)	Yes	Yes	Yes	Yes	Yes
Dutchess	Red Hook (Village)	Yes	Yes	No	Yes	Yes
Dutchess	Rhinebeck (Village)	Yes	Yes	Yes	Yes	Yes
Dutchess	Tivoli (Village)	Yes	Yes	Yes	Yes	Yes
Dutchess	Wappinger Falls (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

Cities						
Erie 08	Buffalo (City)	Yes	Yes	Yes	Yes	Yes
Erie	Lackawanna (City)	Yes	Yes	No	Yes	Yes
Erie	Tonawanda (City)	Yes	Yes	Yes	Yes	Yes
Towns						
Erie	Alden (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Amherst (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Aurora (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Boston (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Brant (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Cheektowaga (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Clarence (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Colden (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Collins (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Concord (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Eden (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Elma (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Evans (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Grand Island (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Hamburg (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Holland (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Lancaster (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Marilla (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Newstead (Town)	Yes	Yes	Yes	Yes	Yes
Erie	North Collins (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Orchard Park (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Sardinia (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Tonawanda (Town)	Yes	Yes	Yes	Yes	Yes
Erie	Wales (Town)	Yes	Yes	Yes	Yes	Yes
Erie	West Seneca (Town)	Yes	Yes	Yes	Yes	Yes
Villages						
Erie	Akron (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Alden (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Angola (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Blasdell (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Depew (Village)	Yes	Yes	Yes	Yes	Yes
Erie	East Aurora (Village)	Yes	Yes	Yes	No	Yes
Erie	Farnham (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Gowanda (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Hamburg (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Kenmore (Village)	No	Yes	No	No	No
Erie	Lancaster (Village)	Yes	Yes	Yes	Yes	Yes
Erie	North Collins (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Orchard Park (Village)	No	Yes	No	Yes	Yes
Erie	Sloan (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Springville (Village)	Yes	Yes	Yes	Yes	Yes
Erie	Williamsville (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Essex 08	Chesterfield (Town)	Yes	Yes	Yes	Yes	Yes
Essex	Crown Point (Town)	No	No	No	No	No
Essex	Elizabethtown (Town)	Yes	Yes	Yes	No	Yes
Essex	Essex (Town)	Yes	Yes	Yes	Yes	Yes
Essex	Jay (Town)	No	No	Yes	No	Yes
Essex	Keene (Town)	Yes	No	No	Yes	Yes
Essex	Lewis (Town)	No	No	No	No	No
Essex	Minerva (Town)	yes	No	No	Yes	Yes
Essex	Moriah (Town)	No	No	Yes	No	No
Essex	Newcomb (Town)	Yes	Yes	Yes	Yes	Yes
Essex	North Elba (Town)	Yes	Yes	Yes	Yes	Yes
Essex	North Hudson (Town)	Yes	Yes	Yes	No	Yes
Essex	Schroon (Town)	Yes	Yes	Yes	No	Yes
Essex	St. Armand (Town)	No	No	No	No	No
Essex	Ticonderoga (Town)	Yes	Yes	Yes	Yes	Yes
Essex	Westport (Town)	Yes	Yes	Yes	Yes	Yes
Essex	Willsboro (Town)	Yes	Yes	Yes	No	Yes
Essex	Wilmington (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Essex	Lake Placid (village)	Yes	Yes	Yes	Yes	Yes
Essex	Port Henry (Village)	No	No	No	Yes	Yes
Essex	Saranac Lake (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Franklin	Altamont (Town)	Yes	Yes	Yes	Yes	Yes
Franklin	Bangor (Town)	No	No	No	No	No
Franklin	Bellmont (Town)	No	No	No	No	No
Franklin	Bombay (Town)	No	No	No	No	No
Franklin	Brandon (Town)	No	No	No	No	No
Franklin	Brighton (Town)	No	No	No	No	No
Franklin	Burke (Town)	Yes	Yes	Yes	No	Yes
Franklin	Chateaugay (Town)	No	No	No	No	No
Franklin	Constable (Town)	No	No	No	No	No
Franklin	Dickinson (Town)	No	No	No	No	No
Franklin	Duane (Town)	No	No	No	No	No
Franklin	Fort Covington (Town)	No	No	No	No	No
Franklin	Franklin (Town)	No	No	No	No	No
Franklin	Harrietstown (Town)	Yes	Yes	Yes	Yes	Yes
Franklin	Malone (Town)	No	Yes	No	No	Yes
Franklin	Moir (Town)	No	No	No	No	No
Franklin	Santa Clara (Town)	No	No	No	No	Yes
Franklin	Waverly (Town)	No	No	No	No	No
Franklin	Westville (Town)	No	Yes	No	No	No
	Villages					
Franklin	Brushton (Village)	No	No	No	No	No
Franklin	Burke (Village)	No	No	No	No	No
Franklin	Chateaugay (Village)	No	No	No	No	No
Franklin	Malone (Village)	Yes	Yes	Yes	No	Yes
Franklin	Tupper Lake (Village)	Yes	Yes	Yes	Yes	Yes
	Franklin Co. data based on 1999 Survey Results. No update available for 2004.					

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Fulton 08	Gloversville (City)	Yes	Yes	Yes	Yes	Yes
Fulton	Johnstown(City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Fulton	Bleecker (Town)	No	No	No	No	Yes
Fulton	Broadalbin (Town)	Yes	No	Yes	No	Yes
Fulton	Caroga (Town)	Yes	Yes	Yes	Yes	Yes
Fulton	Ephratah (Town)	No	No	No	No	Yes
Fulton	Johnstown(Town)	Yes	Yes	Yes	Yes	Yes
Fulton	Mayfield (Town)	Yes	Yes	Yes	Yes	Yes
Fulton	Northampton (Town)	Yes	Yes	Yes	No	Yes
Fulton	Oppenheim (Town)	No	No	No	No	No
Fulton	Perth (Town)	Yes	Yes	Yes	Yes	Yes
Fulton	Stratford (Town)	No	No	No	No	No
	Villages					
Fulton	Broadalbin (Village)	No	Yes	No	No	No
Fulton	Mayfield (Village)	No	Yes	No	No	No
Fulton	Northville (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Genesee 08	Batavia (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Genesee	Alabama (Town)	Yes	Yes	No	Yes	Yes
Genesee	Alexander (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Batavia (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Bergen (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Bethany (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Byron (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Darien (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Elba (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Le Roy (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Oakfield (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Pavilion (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Pembroke (Town)	Yes	Yes	Yes	Yes	Yes
Genesee	Stafford (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Genesee	Alexander (Village)	No	Yes	No	Yes	Yes
Genesee	Bergen (Village)	Yes	Yes	Yes	Yes	Yes
Genesee	Corfu (Village)	Yes	Yes	Yes	Yes	Yes
Genesee	Elba (Village)	Yes	Yes	Yes	Yes	Yes
Genesee	Le Roy (Village)	Yes	Yes	Yes	Yes	Yes
Genesee	Oakfield (Village)	Yes	Yes	Yes	Yes	Yes

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>Towns</u>					
Greene 08	Ashland (Town)	Yes	No	Yes	No	Yes
Greene	Athens (Town)	Yes	Yes	Yes	Yes	Yes
Greene	Cairo (Town)	Yes	No	Yes	Yes	Yes
Greene	Catskill (Town)	Yes	Yes	Yes	Yes	Yes
Greene	Coxsackie (Town)	Yes	Yes	Yes	Yes	Yes
Greene	Durham (Town)	Yes	No	Yes	Yes	No
Greene	Greenville (Town)	Yes	Yes	Yes	Yes	Yes
Greene	Halcott (Town)	Yes	No	Yes	Yes	Yes
Greene	Hunter (Town)	Yes	No	Yes	Yes	Yes
Greene	Jewett (Town)	Yes	Yes	Yes	Yes	Yes
Greene	Lexington (Town)	Yes	Yes	Yes	Yes	Yes
Greene	New Baltimore (Town)	Yes	Yes	Yes	Yes	Yes
Greene	Prattsville (Town)	Yes	No	Yes	Yes	Yes
Greene	Windham (Town)	Yes	No	Yes	Yes	Yes
	<u>Villages</u>					
Greene	Athens (Village)	Yes	Yes	Yes	Yes	Yes
Greene	Catskill (Village)	Yes	Yes	No	Yes	Yes
Greene	Coxsackie (Village)	Yes	Yes	Yes	Yes	Yes
Greene	Hunter (Village)	Yes	Yes	Yes	Yes	Yes
Greene	Tannersville (Village)	Yes	No	Yes	No	No

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Hamilton 08	Arietta (Town)	Yes	Yes	Yes	Yes	Yes
Hamilton	Benson (Town)	No	No	No	No	No
Hamilton	Hope (Town)	No	No	No	No	No
Hamilton	Indian Lake (Town)	Yes	Yes	Yes	No	Yes
Hamilton	Inlet (Town)	Yes	Yes	Yes	Yes	Yes
Hamilton	Lake Pleasant (Town)	Yes	Yes	Yes	Yes	Yes
Hamilton	Long Lake (Town)	No	No	No	No	Yes
Hamilton	Morehouse (Town)	Yes	Yes	Yes	Yes	Yes
Hamilton	Wells (Town)	No	No	No	No	No
	Village					
Hamilton	Speculator (Village)	Yes	Yes	Yes	Yes	Yes

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Herkimer 08	Little Falls (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Herkimer	Columbia (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Danube (Town)	No	No	No	No	Yes
Herkimer	Fairfield (Town)	Yes	Yes	No	Yes	Yes
Herkimer	Frankfort (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	German Flatts (Town)	No	No	No	No	No
Herkimer	Herkimer (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Litchfield (Town)	No	Yes	Yes	No	Yes
Herkimer	Little Falls (Town)	No	No	No	No	Yes
Herkimer	Manheim (Town)	No	Yes	Yes	Yes	Yes
Herkimer	Newport (Town)	Yes	Yes	No	Yes	Yes
Herkimer	Norway (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Ohio (Town)	No	No	No	No	No
Herkimer	Russia (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Salisbury (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Schuyler (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Stark (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Warren (Town)	Yes	No	Yes	No	Yes
Herkimer	Webb (Town)	Yes	Yes	Yes	Yes	Yes
Herkimer	Winfield (Town)	No	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Herkimer	Cold Brook (Village)	No	No	No	No	No
Herkimer	Dolgeville (Village)	Yes	Yes	No	Yes	Yes
Herkimer	Frankfort (Village)	Yes	Yes	No	Yes	No
Herkimer	Herkimer (Village)	Yes	Yes	Yes	Yes	Yes
Herkimer	Ilion (Village)	Yes	Yes	Yes	Yes	Yes
Herkimer	Middleville (Village)	No	Yes	No	Yes	Yes
Herkimer	Mohawk (Village)	Yes	Yes	Yes	No	Yes
Herkimer	Newport (Village)	No	Yes	No	Yes	Yes
Herkimer	Poland (Village)	No	Yes	Yes	Yes	Yes
Herkimer	West Winfield (Village)	No	Yes	Yes	No	No

Appendix A

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Jefferson 08	Watertown (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Jefferson	Adams (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Alexandria (Town)	Yes	Yes	No	Yes	Yes
Jefferson	Antwerp (Town)	No	Yes	No	Yes	Yes
Jefferson	Brownville (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Cape Vincent (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Champion (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Clayton (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Ellisburg (Town)	No	Yes	No	No	No
Jefferson	Henderson (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Hounsfield (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Le Ray (Town)	No	Yes	Yes	Yes	Yes
Jefferson	Lorraine (Town)	Yes	No	No	No	No
Jefferson	Lyme (Town)	Yes	Yes	No	No	Yes
Jefferson	Orleans (Town)	Yes	Yes	No	Yes	No
Jefferson	Pamelia (Town)	No	Yes	Yes	Yes	Yes
Jefferson	Philadelphia (Town)	No	Yes	Yes	Yes	Yes
Jefferson	Rodman (Town)	Yes	Yes	No	Yes	Yes
Jefferson	Rutland (Town)	No	Yes	Yes	Yes	Yes
Jefferson	Theresa (Town)	No	Yes	Yes	Yes	Yes
Jefferson	Watertown (Town)	Yes	Yes	Yes	Yes	Yes
Jefferson	Wilna (Town)	No	Yes	Yes	Yes	Yes
Jefferson	Worth (Town)	No	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Jefferson	Adams (Village)	No	Yes	No	Yes	Yes
Jefferson	Alexandria Bay (Village)	Yes	Yes	Yes	Yes	Yes
Jefferson	Antwerp (Village)	Yes	Yes	No	No	No
Jefferson	Black River (Village)	No	Yes	Yes	Yes	Yes
Jefferson	Brownville (Village)	Yes	Yes	Yes	Yes	Yes
Jefferson	Cape Vincent (Village)	Yes	Yes	No	Yes	Yes
Jefferson	Carthage (Village)	Yes	Yes	Yes	Yes	Yes
Jefferson	Chaumont (Village)	Yes	Yes	Yes	Yes	Yes
Jefferson	Clayton (Village)	Yes	Yes	No	Yes	Yes
Jefferson	Deferiet (Village)	Yes	Yes	Yes	Yes	Yes
Jefferson	Dexter (Village)	Yes	Yes	No	Yes	Yes
Jefferson	Ellisburg (Village)	No	Yes	No	No	No
Jefferson	Evans Mills (Village)	No	Yes	Yes	Yes	Yes
Jefferson	Glen Park (Village)	No	Yes	No	No	No
Jefferson	Herrings (Village)	Yes	No	No	Yes	No
Jefferson	Mannsville (Village)	No	Yes	No	No	Yes
Jefferson	Philadelphia (Village)	No	Yes	Yes	Yes	Yes
Jefferson	Sackets Harbor (Village)	Yes	Yes	Yes	Yes	Yes
Jefferson	Theresa (Village)	No	Yes	Yes	Yes	Yes
Jefferson	West Carthage (Village)	Yes	Yes	Yes	Yes	Yes

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>Towns</u>					
Lewis 08	Croghan (Town)	No	Yes	No	Yes	No
Lewis	Denmark (Town)	No	Yes	Yes	Yes	Yes
Lewis	Diana (Town)	No	Yes	No	Yes	No
Lewis	Greig (Town)	No	Yes	Yes	Yes	Yes
Lewis	Harrisburg (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	Lewis (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	Leyden (Town)	No	Yes	No	Yes	No
Lewis	Lowville (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	Lyonsdale (Town)	No	Yes	No	Yes	No
Lewis	Martinsburg (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	Montague (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	New Bremen (Town)	No	Yes	No	Yes	Yes
Lewis	Osceola (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	Pinckney (Town)	Yes	Yes	Yes	Yes	Yes
Lewis	Turin (Town)	No	Yes	Yes	Yes	Yes
Lewis	Watson (Town)	No	Yes	No	Yes	Yes
Lewis	West Turin (Town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Lewis	Castorland (Village)	No	No	Yes	Yes	Yes
Lewis	Constableville (Village)	No	No	No	No	No
Lewis	Copenhagen (Village)	No	No	Yes	Yes	Yes
Lewis	Croghan (Village)	No	No	No	No	No
Lewis	Harrisville (Village)	Yes	Yes	No	Yes	Yes
Lewis	Lowville (Village)	Yes	Yes	Yes	Yes	Yes
Lewis	Lyons Falls (Village)	No	No	No	No	No
Lewis	Port Leyden (Village)	No	No	No	No	No
Lewis	Turin (Village)	No	Yes	Yes	Yes	Yes

Appendix A

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>Towns</u>					
Livingston 08	Avon (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Caledonia (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Conesus (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Geneseo (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Groveland (Town)	No	Yes	Yes	Yes	Yes
Livingston	Leicester (Town)	No	Yes	Yes	Yes	Yes
Livingston	Lima (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Livonia (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Mount Morris (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	North Dansville (Town)	Yes	Yes	No	Yes	Yes
Livingston	Nunda (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Ossian (Town)	No	Yes	No	Yes	Yes
Livingston	Portage (Town)	No	No	No	No	No
Livingston	Sparta (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	Springwater (Town)	No	No	No	No	No
Livingston	West Sparta (Town)	Yes	Yes	Yes	Yes	Yes
Livingston	York (Town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Livingston	Avon (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Caledonia (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Dansville (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Geneseo (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Leicester (Village)	No	Yes	No	Yes	Yes
Livingston	Lima (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Livonia (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Mt. Morris (Village)	Yes	Yes	Yes	Yes	Yes
Livingston	Nunda (Village)	Yes	Yes	Yes	Yes	Yes

County Municipality Comp. Plan Zoning Subdivision Site Plan Planning Bd.

	<u>City</u>					
Madison 08	Oneida (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Madison	Brookfield (Town)	No	No	Yes	No	Yes
Madison	Cazenovia (Town)	Yes	Yes	Yes	Yes	Yes
Madison	DeRuyter (Town)	No	Yes	Yes	Yes	Yes
Madison	Eaton (Town)	No	Yes	Yes	Yes	Yes
Madison	Fenner (Town)	No	Yes	Yes	Yes	Yes
Madison	Georgetown (Town)	No	No	Yes	No	Yes
Madison	Hamilton (Town)	Yes	Yes	Yes	Yes	Yes
Madison	Lebanon (Town)	No	No	Yes	Yes	Yes
Madison	Lenox (Town)	Yes	Yes	Yes	Yes	Yes
Madison	Lincoln (Town)	Yes	Yes	Yes	Yes	Yes
Madison	Madison (Town)	Yes	No	Yes	No	Yes
Madison	Nelson (Town)	Yes	Yes	Yes	Yes	Yes
Madison	Smithfield (Town)	Yes	Yes	Yes	Yes	Yes
Madison	Stockbridge (Town)	No	Yes	Yes	Yes	Yes
Madison	Sullivan (Town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Madison	Canastota (Village)	Yes	Yes	Yes	Yes	Yes
Madison	Cazenovia (Village)	Yes	Yes	Yes	Yes	Yes
Madison	Chittenango (Village)	Yes	Yes	Yes	Yes	Yes
Madison	DeRuyter (Village)	No	No	No	No	No
Madison	Earlville (Village)	No	No	No	No	Yes
Madison	Hamilton (Village)	Yes	Yes	Yes	Yes	Yes
Madison	Madison (Village)	No	No	No	No	No
Madison	Morrisville (Village)	Yes	Yes	Yes	Yes	No
Madison	Munnsville (Village)	No	No	No	No	No
Madison	Wampsville (Village)	No	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Monroe 08	Rochester (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Monroe	Brighton (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Chili (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Clarkson (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Gates (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Greece (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Hamlin (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Henrietta (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Irondequoit (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Mendon (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Ogden (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Parma (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Penfield (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Perinton (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Pittsford (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Riga (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Rush (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Sweden (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Webster (Town)	Yes	Yes	Yes	Yes	Yes
Monroe	Wheatland (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Monroe	Brockport (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Churchville (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	E. Rochester (Town/Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Fairport (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Hilton (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Honeoye Falls (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Pittsford (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Scottsville (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Spencerport (Village)	Yes	Yes	Yes	Yes	Yes
Monroe	Webster (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Montgomery 08	Amsterdam (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Montgomery	Amsterdam (Town)	Yes	Yes	Yes	Yes	Yes
Montgomery	Canajoharie (Town)	Yes	Yes	Yes	Yes	Yes
Montgomery	Charleston (Town)	Yes	No	Yes	No	Yes
Montgomery	Florida (Town)	Yes	Yes	Yes	Yes	Yes
Montgomery	Glen (Town)	Yes	Yes	Yes	Yes	Yes
Montgomery	Minden (Town)	Yes	Yes	Yes	Yes	Yes
Montgomery	Mohawk (Town)	Yes	Yes	No	No	Yes
Montgomery	Palatine (Town)	Yes	Yes	Yes	Yes	Yes
Montgomery	Root (Town)	No	No	Yes	No	Yes
Montgomery	St. Johnsville (Town)	No	Yes	Yes	No	Yes
	Villages					
Montgomery	Ames (Village)	No	Yes	No	No	No
Montgomery	Canajoharie (Village)	Yes	Yes	Yes	Yes	Yes
Montgomery	Fonda (Village)	No	No	No	No	Yes
Montgomery	Fort Johnson (Village)	No	Yes	Yes	No	Yes
Montgomery	Fort Plain (Village)	No	Yes	Yes	No	No
Montgomery	Fultonville (Village)	Yes	Yes	Yes	No	Yes
Montgomery	Hagaman (Village)	No	Yes	Yes	No	Yes
Montgomery	Nelliston (Village)	No	No	Yes	No	No
Montgomery	Palatine Bridge (Village)	No	Yes	Yes	No	Yes
Montgomery	St. Johnsville (Village)	Yes	Yes	No	No	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Nassau 08	Glen Cove (City)	Yes	Yes	Yes	Yes	Yes
Nassau	Long Beach (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Nassau	Hempstead (Town)	No	Yes	Yes	Yes	Yes
Nassau	North Hempstead (Town)	Yes	Yes	Yes	Yes	Yes
Nassau	Oyster Bay (Town)	No	Yes	Yes	Yes	Yes
	Villages					
Nassau	Atlantic Beach (Village)	No	No	No	No	No
Nassau	Baxter Estates (Village)	No	Yes	Yes	Yes	No
Nassau	Bayville (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Bellerose (Village)	No	Yes	No	No	No
Nassau	Brookville (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Cedarhurst (Village)	No	Yes	Yes	Yes	Yes
Nassau	Centre Island (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Cove Neck (Village)	No	Yes	Yes	Yes	Yes
Nassau	East Hills (Village)	No	Yes	Yes	Yes	Yes
Nassau	East Rockaway (Village)	No	Yes	Yes	No	Yes
Nassau	East Williston (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Farmingdale (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Floral Park (Village)	Yes	Yes	Yes	Yes	No
Nassau	Flower Hill (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Freeport (Village)	No	Yes	Yes	No	Yes
Nassau	Garden City (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Great Neck Estates (Village)	No	Yes	Yes	Yes	No
Nassau	Great Neck Plaza (Village)	No	Yes	Yes	Yes	Yes
Nassau	Hempstead (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Hewlett Bay Park (Village)	No	Yes	Yes	No	Yes
Nassau	Hewlett Harbor (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Hewlett Neck (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Island Park (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Kensington (Village)	No	Yes	Yes	Yes	Yes
Nassau	Kings Point (Village)	No	Yes	Yes	No	Yes
Nassau	Lake Success (Village)	Yes	Yes	Yes	No	Yes
Nassau	Lattingtown (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Laurel Hollow (Village)	No	Yes	Yes	Yes	Yes
Nassau	Lawrence (Village)	No	Yes	Yes	Yes	Yes
Nassau	Lynbrook (Village)	No	Yes	No	No	No
Nassau	Malverne (Village)	No	Yes	No	Yes	No
Nassau	Manorhaven (Village)	No	Yes	Yes	Yes	Yes
Nassau	Massapequa Park (Village)	No	Yes	Yes	Yes	Yes
Nassau	Matinecock (Village)	No	Yes	Yes	Yes	Yes
Nassau	Mill Neck (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Mineola (Village)	Yes	Yes	No	No	Yes
Nassau	Munsey Park (Village)	No	Yes	No	No	No
Nassau	Muttontown (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	New Hyde Park (Village)	No	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
Nassau	North Hills (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Old Brookville (Village)	No	Yes	Yes	Yes	Yes
Nassau	Old Westbury (Village)	No	Yes	Yes	Yes	Yes
Nassau	Oyster Bay Cove (village)	No	Yes	Yes	Yes	Yes
Nassau	Plandome (Village)	No	Yes	Yes	Yes	Yes
Nassau	Plandome Manor (village)	No	Yes	Yes	Yes	No
Nassau	Port Washington N (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Rockville Centre (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Roslyn (Village)	No	Yes	Yes	Yes	Yes
Nassau	Roslyn Estates (Village)	No	Yes	Yes	Yes	Yes
Nassau	Roslyn Harbor (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Russell Gardens (Village)	No	Yes	Yes	Yes	Yes
Nassau	Saddle Rock (Village)	No	Yes	Yes	Yes	No
Nassau	Sands Point (Village)	No	Yes	Yes	Yes	Yes
Nassau	Sea Cliff (Village)	No	Yes	Yes	Yes	Yes
Nassau	South Floral Park (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Stewart Manor (Village)	No	Yes	Yes	Yes	Yes
Nassau	Thomaston (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Upper Brookville (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Valley Stream (Village)	No	Yes	No	Yes	Yes
Nassau	Westbury (Village)	Yes	Yes	Yes	Yes	Yes
Nassau	Williston Park (Village)	No	Yes	Yes	Yes	No
Nassau	Woodsburgh (Village)	No	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Niagara 08	Lockport (City)	Yes	Yes	Yes	Yes	Yes
Niagara	Niagara Falls (City)	Yes	Yes	No	Yes	Yes
Niagara	North Tonawanda (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Niagara	Cambria (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Hartland (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Lewiston (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Lockport (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Newfane (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Niagara (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Pendleton (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Porter (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Royalton (Town)	In process	Yes	Yes	Yes	Yes
Niagara	Somerset (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Wheatfield (Town)	Yes	Yes	Yes	Yes	Yes
Niagara	Wilson (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Niagara	Barker (Village)	Yes	Yes	No	No	Yes
Niagara	Lewiston (Village)	Yes	Yes	Yes	Yes	Yes
Niagara	Middleport (Village)	No	Yes	No	Yes	Yes
Niagara	Wilson (Village)	Yes	Yes	No	Yes	Yes
Niagara	Youngstown (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Oneida 08	Rome (City)	Yes	Yes	Yes	Yes	Yes
Oneida	Sherill (City)	No	Yes	Yes	Yes	Yes
Oneida	Utica (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Oneida	Annsville (Town)	No	No	No	No	Yes
Oneida	Augusta (Town)	Yes	Yes	No	No	Yes
Oneida	Ava (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Boonville (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Bridgewater (Town)	Yes	Yes	Yes	No	Yes
Oneida	Camden (Town)	Yes	Yes	Yes	No	Yes
Oneida	Deerfield (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Florence (Town)	No	Yes	Yes	Yes	Yes
Oneida	Floyd (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Forestport (Town)	Yes	No	Yes	Yes	Yes
Oneida	Kirkland (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Lee (Town)	Yes	Yes	Yes	No	Yes
Oneida	Marcy (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Marshall (Town)	Yes	Yes	Yes	No	Yes
Oneida	New Hartford (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Paris (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Remsen (Town)	No	No	No	No	Yes
Oneida	Sangerfield (Town)	No	Yes	No	No	Yes
Oneida	Steuben (Town)	No	No	No	No	Yes
Oneida	Trenton (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Vernon (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Verona (Town)	Yes	Yes	Yes	Yes	Yes
Oneida	Vienna (Town)	Yes	Yes	Yes	No	Yes
Oneida	Western (Town)	No	Yes	Yes	No	Yes
Oneida	Westmoreland (Town)	Yes	Yes	No	Yes	Yes
Oneida	Whitestown (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Oneida	Barneveld (Village)	No	Yes	No	No	No
Oneida	Boonville (Village)	No	Yes	Yes	Yes	Yes
Oneida	Bridgewater (Village)	Yes	Yes	Yes	No	Yes
Oneida	Camden (Village)	Yes	Yes	Yes	No	Yes
Oneida	Clayville (Village)	Yes	Yes	Yes	No	No
Oneida	Clinton (Village)	Yes	Yes	No	Yes	Yes
Oneida	Holland Patent (Village)	No	Yes	No	Yes	Yes
Oneida	New Hartford (Village)	Yes	Yes	No	No	Yes
Oneida	New York Mills (Village)	Yes	Yes	Yes	Yes	Yes
Oneida	Oneida Castle (Village)	No	Yes	No	No	No
Oneida	Oriskany (Village)	Yes	Yes	Yes	No	Yes
Oneida	Oriskany Falls (Village)	No	No	No	No	No
Oneida	Prospect (Village)	Yes	Yes	No	No	No
Oneida	Remsen (Village)	No	No	No	No	No
Oneida	Sylvan Beach (Village)	Yes	Yes	No	No	Yes
Oneida	Vernon (Village)	Yes	Yes	Yes	No	Yes
Oneida	Waterville (Village)	No	Yes	Yes	No	Yes
Oneida	Whitesboro (Village)	Yes	Yes	Yes	Yes	Yes
Oneida	Yorkville (Village)	Yes	Yes	No	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Onondaga 08	Syracuse (City)	No	Yes	Yes	No	Yes
	Towns					
Onondaga	Camillus (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Cicero (town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Clay (town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Dewitt (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Elbridge (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Fabius (Town)	No	Yes	Yes	No	Yes
Onondaga	Geddes (Town)	No	Yes	Yes	Yes	Yes
Onondaga	Lafayette (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Lysander (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Manlius (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Marcellus (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Onondaga (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Otisco (Town)	No	No	No	No	No
Onondaga	Pompey (town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Salina (Town)	No	Yes	Yes	Yes	Yes
Onondaga	Skaneateles (Town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Spafford (town)	No	Yes	Yes	No	Yes
Onondaga	Tully (town)	Yes	Yes	Yes	Yes	Yes
Onondaga	Van Buren (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Onondaga	Baldwinsville (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Camillus (village)	Yes	Yes	No	No	Yes
Onondaga	East Syracuse (village)	No	Yes	No	Yes	Yes
Onondaga	Elbridge (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Fabius (Village)	No	Yes	Yes	No	Yes
Onondaga	Fayetteville (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Jordan (Village)	No	Yes	Yes	Yes	Yes
Onondaga	Liverpool (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Manlius (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Marcellus (Village)	No	Yes	Yes	Yes	Yes
Onondaga	Minoa (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	North Syracuse (Village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Skaneateles (village)	Yes	Yes	Yes	Yes	Yes
Onondaga	Solvay (Village)	No	Yes	No	Yes	Yes
Onondaga	Tully (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Ontario 08	Canandaigua (City)	Yes	Yes	Yes	Yes	Yes
Ontario	Geneva (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Ontario	Bristol (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Canadice (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Canandaigua (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	East Bloomfield (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Farmington (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Geneva (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Gorham (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Hopewell (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Manchester (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Naples (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Phelps (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Richmond (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Seneca (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	South Bristol (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	Victor (Town)	Yes	Yes	Yes	Yes	Yes
Ontario	West Bloomfield (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Ontario	Bloomfield (Village)	Yes	Yes	Yes	Yes	Yes
Ontario	Clifton Springs (Village)	Yes	Yes	Yes	Yes	Yes
Ontario	Manchester (Village)	Yes	Yes	Yes	Yes	Yes
Ontario	Naples (Village)	Yes	Yes	Yes	Yes	Yes
Ontario	Phelps (Village)	Yes	Yes	No	Yes	Yes
Ontario	Rushville (Village)	Yes	Yes	No	Yes	Yes
Ontario	Shortsville (Village)	Yes	Yes	Yes	Yes	Yes
Ontario	Victor (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Orange 08	Middletown (City)	Yes	Yes	Yes	Yes	Yes
Orange	Newburgh (City)	Yes	Yes	Yes	Yes	Yes
Orange	Port Jervis (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Orange	Blooming Grove (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Chester (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Cornwall (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Crawford (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Deerpark (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Goshen (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Greenville (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Hamptonburgh (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Highlands (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Minisink (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Monroe (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Montgomery (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Mount Hope (Town)	Yes	Yes	Yes	Yes	Yes
Orange	New Windsor (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Newburgh (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Tuxedo (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Walkkill (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Warwick (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Wawayanda (Town)	Yes	Yes	Yes	Yes	Yes
Orange	Woodbury (Town)	No	No	No	No	No
	Villages					
Orange	Chester (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Cornwall-Hudson (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Florida (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Goshen (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Greenwood Lake (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Harriman (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Highland Falls (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Kiryas Joel (Village)	No	No	No	No	No
Orange	Maybrook (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Monroe (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Montgomery (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Otisville (Village)	Yes	Yes	Yes	Yes	Yes
Orange	South Blooming Grove (Village)	In process	No	No	No	No
Orange	Tuxedo Park (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Unionville (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Walden (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Warwick (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Washingtonville (Village)	Yes	Yes	Yes	Yes	Yes
Orange	Woodbury (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Towns</u>					
Orleans 08	Albion (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Barre (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Carlton (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Clarendon (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Gaines (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Kendall (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Murray (Town)	Yes	Yes	No	Yes	Yes
Orleans	Ridgeway (Town)	Yes	Yes	Yes	Yes	Yes
Orleans	Shelby (Town)	Yes	Yes	No	Yes	Yes
Orleans	Yates (Town)	Yes	Yes	No	Yes	Yes
	<u>Villages</u>					
Orleans	Albion (Village)	Yes	Yes	No	Yes	Yes
Orleans	Holley (Village)	No	Yes	Yes	Yes	Yes
Orleans	Lyndonville (Village)	Yes	Yes	No	Yes	Yes
Orleans	Medina (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Oswego 08	Fulton (City)	Yes	Yes	Yes	Yes	Yes
Oswego	Oswego (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Oswego	Albion (Town)	Yes	No	Yes	No	No
Oswego	Amboy (Town)	No	No	No	No	Yes
Oswego	Boylston (Town)	No	Yes	No	No	Yes
Oswego	Constantia (Town)	Yes	No	Yes	Yes	Yes
Oswego	Granby (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Hannibal (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Hastings (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Mexico (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Minetto (Town)	No	Yes	Yes	Yes	Yes
Oswego	New Haven (Town)	No	No	No	Yes	Yes
Oswego	Orwell (Town)	Yes	No	No	No	No
Oswego	Oswego (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Palermo (Town)	No	No	Yes	Yes	Yes
Oswego	Parish (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Redfield (Town)	No	No	Yes	No	No
Oswego	Richland (Town)	No	Yes	Yes	Yes	Yes
Oswego	Sandy Creek (Town)	No	No	No	Yes	Yes
Oswego	Schroepfel (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	Scriba (Town)	Yes	No	Yes	Yes	Yes
Oswego	Volney (Town)	Yes	Yes	Yes	Yes	Yes
Oswego	West Monroe (Town)	Yes	No	Yes	Yes	Yes
Oswego	Williamstown (Town)	No	No	No	No	No
	Villages					
Oswego	Altmar (Village)	No	No	No	No	No
Oswego	Central Square (Village)	Yes	Yes	Yes	Yes	Yes
Oswego	Cleveland (Village)	Yes	No	No	Yes	Yes
Oswego	Hannibal (Village)	No	Yes	Yes	Yes	Yes
Oswego	Lacona (Village)	No	No	No	Yes	Yes
Oswego	Mexico (Village)	No	Yes	No	Yes	No
Oswego	Parish (Village)	No	Yes	Yes	Yes	Yes
Oswego	Phoenix (Village)	Yes	Yes	Yes	Yes	Yes
Oswego	Pulaski (Village)	No	Yes	Yes	Yes	Yes
Oswego	Sandy Creek (Village)	No	No	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Otsego 08	Oneonta (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Otsego	Burlington (Town)	Yes	No	Yes	No	Yes
Otsego	Butternuts (Town)	No	No	Yes	Yes	Yes
Otsego	Cherry Valley (Town)	Yes	No	Yes	Yes	Yes
Otsego	Decatur (Town)	Yes	Yes	Yes	No	No
Otsego	Edmeston (Town)	Yes	Yes	Yes	No	Yes
Otsego	Exeter (Town)	No	Yes	No	No	Yes
Otsego	Hartwick (Town)	Yes	No	Yes	Yes	Yes
Otsego	Laurens (Town)	Yes	Yes	Yes	Yes	Yes
Otsego	Maryland (Town)	Yes	Yes	Yes	Yes	Yes
Otsego	Middlefield (Town)	No	Yes	Yes	No	Yes
Otsego	Milford (Town)	Yes	Yes	Yes	Yes	Yes
Otsego	Morris (Town)	Yes	No	Yes	No	Yes
Otsego	New Lisbon (Town)	No	No	Yes	Yes	Yes
Otsego	Oneonta (Town)	Yes	Yes	Yes	Yes	Yes
Otsego	Otego (Town)	No	Yes	Yes	Yes	Yes
Otsego	Otsego (Town)	Yes	Yes	Yes	Yes	Yes
Otsego	Pittsfield (Town)	No	No	Yes	No	Yes
Otsego	Plainfield (Town)	No	Yes	Yes	Yes	Yes
Otsego	Richfield (Town)	No	Yes	Yes	No	Yes
Otsego	Roseboom (Town)	No	No	No	No	Yes
Otsego	Springfield (Town)	No	No	Yes	Yes	Yes
Otsego	Unadilla (Town)	Yes	No	No	No	Yes
Otsego	Westford (Town)	Yes	Yes	Yes	No	Yes
Otsego	Worcester (Town)	Yes	Yes	No	No	Yes
	Villages					
Otsego	Cherry Valley (Village)	Yes	No	No	No	No
Otsego	Cooperstown (Village)	Yes	Yes	Yes	Yes	Yes
Otsego	Gilbertsville (Village)	No	Yes	No	Yes	Yes
Otsego	Laurens (Village)	No	No	No	No	No
Otsego	Milford (Village)	No	No	No	No	No
Otsego	Morris (Village)	No	No	Yes	No	Yes
Otsego	Otego (Village)	Yes	Yes	Yes	No	Yes
Otsego	Richfield Springs (Village)	No	Yes	No	No	Yes
Otsego	Unadilla (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Towns</u>					
Putnam 08	Carmel (Town)	Yes	Yes	Yes	Yes	Yes
Putnam	Kent (Town)	Yes	Yes	Yes	Yes	Yes
Putnam	Patterson (Town)	Yes	Yes	Yes	Yes	Yes
Putnam	Philipstown (town)	Yes	Yes	Yes	Yes	Yes
Putnam	Putnam Valley (Town)	Yes	Yes	Yes	Yes	Yes
Putnam	Southeast (town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Putnam	Brewster (Village)	Yes	Yes	No	Yes	Yes
Putnam	Cold Spring (Village)	Yes	Yes	Yes	Yes	Yes
Putnam	Nelsonville (village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Cities</u>					
Rensselaer 08	Rensselaer (City)	Yes	Yes	Yes	Yes	Yes
Rensselaer	Troy (City)	No	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Rensselaer	Berlin (Town)	In process	Yes	No	Yes	Yes
Rensselaer	Brunswick (Town)	Yes	Yes	Yes	Yes	Yes
Rensselaer	East Greenbush (Town)	Yes	Yes	Yes	Yes	Yes
Rensselaer	Grafton (Town)	Yes	No	Yes	Yes	Yes
Rensselaer	Hoosick (Town)	Yes	No	Yes	Yes	Yes
Rensselaer	Nassau (Town)	In process	Yes	Yes	Yes	Yes
Rensselaer	North Greenbush (Town)	In process	Yes	Yes	Yes	Yes
Rensselaer	Petersburgh (Town)	No	No	Yes	No	Yes
Rensselaer	Pittstown (Town)	Yes	Yes	Yes	No	Yes
Rensselaer	Poestenkill (Town)	Yes	Yes	Yes	Yes	Yes
Rensselaer	Sand Lake (Town)	Yes	Yes	Yes	Yes	Yes
Rensselaer	Schaghticoke (Town)	Yes	Yes	Yes	Yes	Yes
Rensselaer	Schodack (Town)	No	Yes	Yes	Yes	Yes
Rensselaer	Stephentown (Town)	No	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Rensselaer	Castleton/Hudson (Village)	Yes	Yes	Yes	Yes	Yes
Rensselaer	East Nassau (Village)	Yes	Yes	Yes	Yes	No
Rensselaer	Hoosick Falls (Village)	No	Yes	No	No	Yes
Rensselaer	Nassau (Village)	Yes	Yes	No	Yes	Yes
Rensselaer	Schaghticoke (Village)	No	No	No	No	No
Rensselaer	Valley Falls (Village)	No	No	No	No	No

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Towns</u>					
Rockland 08	Clarkstown (Town)	Yes	Yes	Yes	Yes	Yes
Rockland	Haverstraw (Town)	Yes	Yes	Yes	Yes	Yes
Rockland	Orangetown (Town)	Yes	Yes	Yes	Yes	Yes
Rockland	Ramapo (Town)	Yes	Yes	Yes	Yes	Yes
Rockland	Stony Point (Town)	Yes	Yes	Yes	Yes	Yes
	<u>Villages</u>					
Rockland	Airmont (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Chestnut Ridge (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Grandview/Hudson (Village)	No	Yes	Yes	Yes	Yes
Rockland	Haverstraw (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Hillburn (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Kaser (Village)	No	Yes	No	No	No
Rockland	Montebello (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	New Hempstead (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	New Square (Village)	No	Yes	No	No	No
Rockland	Nyack (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Piermont (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Pomona (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Sloatsburg (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	South Nyack (Village)	No	Yes	Yes	Yes	Yes
Rockland	Spring Valley (Village)	No	Yes	Yes	Yes	Yes
Rockland	Suffern (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	Upper Nyack (Village)	Yes	Yes	No	Yes	Yes
Rockland	Wesley Hills (Village)	Yes	Yes	Yes	Yes	Yes
Rockland	West Haverstraw (Village)	No	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
St. Lawrence 08	Ogdensburg (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
St. Lawrence	Brasher (Town)	No	Yes	No	No	Yes
St. Lawrence	Canton (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Clare (Town)	No	No	No	No	No
St. Lawrence	Clifton (Town)	No	No	No	No	Yes
St. Lawrence	Colton (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	DeKalb (Town)	No	No	No	Yes	Yes
St. Lawrence	Depeyster (Town)	No	No	No	No	No
St. Lawrence	Edwards (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Fine (Town)	No	No	No	Yes	Yes
St. Lawrence	Fowler (Town)	No	No	Yes	Yes	Yes
St. Lawrence	Gouverneur (Town)	No	Yes	Yes	No	Yes
St. Lawrence	Hammond (Town)	No	No	Yes	Yes	Yes
St. Lawrence	Hermon (Town)	No	No	No	No	No
St. Lawrence	Hopkinton (Town)	No	No	No	No	No
St. Lawrence	Lawrence (Town)	No	No	Yes	Yes	Yes
St. Lawrence	Lisbon (Town)	Yes	No	No	Yes	Yes
St. Lawrence	Louisville (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Macomb (Town)	Yes	No	Yes	Yes	Yes
St. Lawrence	Madrid (Town)	Yes	Yes	Yes	No	Yes
St. Lawrence	Massena (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Morristown (Town)	No	No	Yes	No	No
St. Lawrence	Norfolk (Town)	Yes	Yes	Yes	No	Yes
St. Lawrence	Oswegatchie (Town)	No	No	No	No	No
St. Lawrence	Parishville (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Piercefield (Town)	Yes	No	Yes	Yes	Yes
St. Lawrence	Pierrepont (Town)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Pitcairn (Town)	Yes	No	Yes	No	Yes
St. Lawrence	Potsdam (Town)	Yes	Yes	Yes	Yes	Yes
	Towns					
St. Lawrence	Rossie (Town)	No	No	Yes	Yes	Yes
St. Lawrence	Russell (Town)	No	No	No	No	No
St. Lawrence	Stockholm (Town)	No	Yes	Yes	Yes	Yes
St. Lawrence	Waddington (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
St. Lawrence	Canton (Village)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Edwards (Village)	No	Yes	Yes	No	Yes
St. Lawrence	Gouverneur (Village)	No	Yes	Yes	Yes	Yes
St. Lawrence	Hammond (Village)	No	No	Yes	Yes	Yes
St. Lawrence	Hermon (Village)	No	No	No	No	No
St. Lawrence	Heuvelton (Village)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Massena (Village)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Morristown (Village)	No	Yes	Yes	No	Yes
St. Lawrence	Norwood (Village)	Yes	Yes	Yes	No	Yes
St. Lawrence	Potsdam (Village)	Yes	Yes	Yes	Yes	Yes
St. Lawrence	Rensselaer Falls (Village)	No	Yes	No	Yes	Yes
St. Lawrence	Richville (Village)	Yes	No	No	Yes	Yes
St. Lawrence	Waddington (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Saratoga 08	Mechanicville (City)	Yes	Yes	Yes	Yes	Yes
Saratoga	Saratoga Springs (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Saratoga	Ballston (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Charlton (Town)	No	Yes	Yes	Yes	Yes
Saratoga	Clifton Park (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Corinth (Town)	Yes	No	Yes	No	Yes
Saratoga	Day (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Edinburg (Town)	No	Yes	Yes	Yes	Yes
Saratoga	Galway (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Greenfield (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Hadley (Town)	Yes	No	Yes	Yes	Yes
Saratoga	Halfmoon (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Malta (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Milton (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Moreau (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Northumberland (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Providence (Town)	No	No	Yes	Yes	Yes
Saratoga	Saratoga (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Stillwater (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Waterford (Town)	Yes	Yes	Yes	Yes	Yes
Saratoga	Wilton (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Saratoga	Ballston Spa (Village)	Yes	Yes	Yes	Yes	Yes
Saratoga	Corinth (Village)	Yes	No	Yes	No	Yes
Saratoga	Galway (Village)	Yes	Yes	Yes	Yes	Yes
Saratoga	Round Lake (Village)	Yes	Yes	Yes	Yes	Yes
Saratoga	Schulyerville (Village)	Yes	No	No	Yes	No
Saratoga	South Glens Falls (Village)	Yes	Yes	Yes	Yes	Yes
Saratoga	Stillwater (village)	Yes	Yes	No	No	No
Saratoga	Victory (Village)	Yes	Yes	No	No	Yes
Saratoga	Waterford (Village)	Yes	Yes	No	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Schenectady 08	Schenectady (City)	Yes	Yes	No	Yes	Yes
	Towns					
Schenectady	Duanesburg (Town)	Yes	Yes	Yes	Yes	Yes
Schenectady	Glenville (Town)	Yes	Yes	Yes	Yes	Yes
Schenectady	Niskayuna (Town)	Yes	Yes	Yes	Yes	Yes
Schenectady	Princetown (Town)	Yes	Yes	Yes	Yes	Yes
Schenectady	Rotterdam (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Schenectady	Delanson (Village)	No	Yes	Yes	Yes	Yes
Schenectady	Scotia (Village)	No	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Towns</u>					
Schoharie 08	Blenheim (Town)	No	No	No	No	No
Schoharie	Broome (Town)	Yes	No	Yes	No	Yes
Schoharie	Carlisle (Town)	Yes	No	Yes	Yes	Yes
Schoharie	Cobleskill (Town)	Yes	Yes	Yes	No	Yes
Schoharie	Conesville (Town)	Yes	No	Yes	No	Yes
Schoharie	Esperance (Town)	Yes	Yes	Yes	No	Yes
Schoharie	Fulton (Town)	Yes	No	Yes	No	Yes
Schoharie	Gilboa (Town)	Yes	No	Yes	No	Yes
Schoharie	Jefferson (Town)	Yes	No	Yes	No	Yes
Schoharie	Middleburgh (Town)	Yes	Yes	Yes	Yes	Yes
Schoharie	Richmondville (town)	Yes	Yes	Yes	No	Yes
Schoharie	Schoharie (town)	Yes	Yes	Yes	No	Yes
Schoharie	Seward (town)	No	Yes	Yes	No	Yes
Schoharie	Sharon (Town)	Yes	Yes	Yes	Yes	Yes
Schoharie	Summit (Town)	Yes	No	Yes	No	Yes
Schoharie	Wright (Town)	Yes	No	Yes	Yes	Yes
	<u>Villages</u>					
Schoharie	Cobleskill (Village)	Yes	Yes	Yes	Yes	Yes
Schoharie	Esperance (Village)	Yes	Yes	Yes	Yes	Yes
Schoharie	Middleburgh (Village)	Yes	Yes	No	No	Yes
Schoharie	Richmondville (Village)	Yes	Yes	Yes	No	Yes
Schoharie	Schoharie (Village)	Yes	Yes	Yes	Yes	Yes
Schoharie	Sharon Springs (village)	Yes	Yes	Yes	No	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Towns</u>					
Schuyler 08	Catharine (Town)	No	Yes	Yes	No	Yes
Schuyler	Cayuta (Town)	No	No	No	No	No
Schuyler	Dix (Town)	Yes	Yes	Yes	Yes	Yes
Schuyler	Hector (Town)	Yes	No	No	No	Yes
Schuyler	Montour (Town)	Yes	Yes	Yes	Yes	Yes
Schuyler	Orange (Town)	Yes	No	No	No	Yes
Schuyler	Reading (Town)	Yes	No	No	Yes	Yes
Schuyler	Tyrone (Town)	Yes	No	No	Yes	Yes
	<u>Villages</u>					
Schuyler	Burdett (Village)	No	No	No	No	Yes
Schuyler	Montour Falls (Village)	YEs	Yes	No	Yes	Yes
Schuyler	Odessa (Village)	No	Yes	No	Yes	Yes
Schuyler	Watkins Glen (Village)	Yes	Yes	No	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Seneca 08	Covert (Town)	No	No	Yes	No	Yes
Seneca	Fayette (Town)	No	Yes	Yes	Yes	Yes
Seneca	Junius (Town)	No	No	No	No	Yes
Seneca	Lodi (Town)	No	No	No	No	No
Seneca	Ovid (Town)	Yes	No	No	No	Yes
Seneca	Romulus (Town)	Yes	Yes	Yes	Yes	Yes
Seneca	Seneca Falls (Town)	Yes	Yes	Yes	Yes	Yes
Seneca	Tyre (Town)	No	Yes	No	Yes	Yes
Seneca	Varick (Town)	No	Yes	Yes	Yes	Yes
Seneca	Waterloo (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Seneca	Interlaken (Village)	No	No	No	No	No
Seneca	Lodi (Village)	No	No	No	No	No
Seneca	Ovid (Village)	No	No	No	No	No
Seneca	Seneca Falls (Village)	Yes	Yes	Yes	Yes	Yes
Seneca	Waterloo (Village)	Yes	Yes	No	No	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Steuben 08	Corning (City)	Yes	Yes	No	Yes	Yes
Steuben	Hornell (City)	Yes	Yes	Yes	No	Yes
	Towns					
Steuben	Addison (Town)	Yes	No	No	No	Yes
Steuben	Avoca (Town)	Yes	Yes	Yes	No	Yes
Steuben	Bath (Town)	Yes	No	Yes	Yes	Yes
Steuben	Bradford (Town)	No	No	No	No	No
Steuben	Cameron (Town)	No	No	No	No	Yes
Steuben	Campbell (Town)	Yes	Yes	Yes	Yes	Yes
Steuben	Canisteo (Town)	No	No	No	No	Yes
Steuben	Caton (Town)	Yes	Yes	Yes	Yes	Yes
Steuben	Cohocton (Town)	Yes	Yes	No	No	Yes
Steuben	Corning (Town)	Yes	Yes	Yes	Yes	Yes
Steuben	Dansville (Town)	Yes	No	No	No	Yes
Steuben	Erwin (Town)	Yes	Yes	Yes	Yes	Yes
Steuben	Fremont (Town)	Yes	Yes	Yes	No	Yes
Steuben	Greenwood (Town)	No	No	No	No	No
Steuben	Hartsville (Town)	No	No	No	No	No
Steuben	Hornby (Town)	Yes	Yes	Yes	Yes	Yes
Steuben	Hornellsville (Town)	Yes	Yes	Yes	Yes	Yes
Steuben	Howard (Town)	No	No	Yes	No	Yes
Steuben	Jasper (Town)	Yes	No	No	No	Yes
Steuben	Lindley (Town)	Yes	Yes	Yes	No	Yes
Steuben	Prattsburgh (Town)	No	No	No	No	No
Steuben	Pulteney (Town)	Yes	Yes	Yes	No	Yes
Steuben	Rathbone (Town)	No	No	No	No	Yes
Steuben	Thurston (Town)	No	No	No	No	No
Steuben	Troupsburg (Town)	No	No	No	No	No
Steuben	Tuscarora (Town)	No	No	No	No	Yes
Steuben	Urbana (Town)	Yes	Yes	Yes	No	Yes
Steuben	Wayland (Town)	Yes	Yes	No	No	Yes
Steuben	Wayne (Town)	Yes	Yes	Yes	No	Yes
Steuben	West Union (Town)	No	No	No	No	No
Steuben	Wheeler (Town)	No	No	No	No	No
Steuben	Woodhull (Town)	Yes	No	No	No	No
	Villages					
Steuben	Addison (Village)	No	Yes	No	No	Yes
Steuben	Arkport (Village)	Yes	Yes	No	No	Yes
Steuben	Avoca (Village)	Yes	Yes	Yes	No	Yes
Steuben	Bath (Village)	Yes	Yes	Yes	Yes	Yes
Steuben	Canisteo (Village)	Yes	Yes	No	No	Yes
Steuben	Cohocton (Village)	Yes	Yes	Yes	Yes	Yes
Steuben	Hammondsport (Village)	Yes	Yes	Yes	Yes	Yes
Steuben	North Hornell (Village)	Yes	Yes	Yes	Yes	Yes
Steuben	Painted Post (Village)	Yes	Yes	No	Yes	Yes
Steuben	Riverside (Village)	Yes	Yes	Yes	Yes	Yes
Steuben	Savona (Village)	Yes	Yes	Yes	No	Yes
Steuben	South Corning (Village)	Yes	Yes	Yes	Yes	Yes
Steuben	Wayland (Village)	Yes	Yes	No	No	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Suffolk 08	Babylon (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Brookhaven (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	East Hampton (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Huntington (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Islip (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Riverhead (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Shelter Island (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Smithtown (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Southampton (Town)	Yes	Yes	Yes	Yes	Yes
Suffolk	Southold (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Suffolk	Amityville (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Asharoken (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Babylon (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Belle Terre (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Bellport (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Brightwaters (Village)	No	Yes	Yes	No	Yes
Suffolk	Dering Harbor (Village)	No	Yes	Yes	Yes	Yes
Suffolk	East Hampton (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Greenport (Village)	Yes	Yes	Yes	No	Yes
Suffolk	Head of the Harbor (Village)	Yes	Yes	Yes	No	Yes
Suffolk	Huntington Bay (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Islandia (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Lake Grove (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Lindenhurst (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Lloyd Harbor (Village)	Yes	Yes	Yes	No	Yes
Suffolk	Nissequogue (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	North Haven (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Northport (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Ocean Beach (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Old Field (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Patchogue (Village)	Yes	Yes	Yes	No	Yes
Suffolk	Poquott (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Port Jefferson (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Quogue (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Sag Harbor (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Saltaire (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Shoreham (Village)	No	Yes	No	No	Yes
Suffolk	Southampton (Village)	Yes	Yes	Yes	Yes	Yes
Suffolk	Village of the Branch (Village)	No	Yes	Yes	Yes	Yes
Suffolk	Westhampton Beach (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Sullivan 08	Bethel (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Callicoon (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Cochecton (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Delaware (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Fallsburg (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Forestburgh (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Fremont (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Highland (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Liberty (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Lumberland (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Mamakating (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Neversink (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Rockland (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Thompson (Town)	Yes	Yes	Yes	Yes	Yes
Sullivan	Tusten (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Sullivan	Bloomingburg (Village)	Yes	Yes	Yes	Yes	Yes
Sullivan	Jeffersonville (Village)	Yes	Yes	Yes	Yes	Yes
Sullivan	Liberty (Village)	Yes	Yes	Yes	Yes	Yes
Sullivan	Monticello (Village)	Yes	Yes	Yes	Yes	Yes
Sullivan	Woodridge (Village)	Yes	Yes	Yes	Yes	Yes
Sullivan	Wurtsboro (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Tioga 08	Barton (Town)	Yes	No	Yes	Yes	Yes
Tioga	Berkshire (Town)	Yes	No	Yes	Yes	Yes
Tioga	Candor (Town)	Yes	No	Yes	Yes	Yes
Tioga	Newark Valley (Town)	No	No	Yes	Yes	Yes
Tioga	Nichols (Town)	Yes	Yes	No	No	Yes
Tioga	Owego (Town)	Yes	Yes	Yes	Yes	Yes
Tioga	Richford (Town)	Yes	No	Yes	Yes	Yes
Tioga	Spencer (Town)	Yes	No	Yes	Yes	Yes
Tioga	Tioga (Town)	No	No	Yes	No	Yes
	Villages					
Tioga	Candor (Village)	No	No	Yes	No	No
Tioga	Newark Valley (Village)	Yes	No	Yes	Yes	Yes
Tioga	Nichols (Village)	No	No	No	No	No
Tioga	Owego (Village)	Yes	Yes	Yes	No	Yes
Tioga	Spencer (Village)	No	No	Yes	No	No
Tioga	Waverly (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>City</u>					
Tompkins 08	Ithaca (City)	Yes	Yes	Yes	Yes	Yes
	<u>Towns</u>					
Tompkins	Caroline (Town)	Yes	No	Yes	Yes	Yes
Tompkins	Danby (Town)	Yes	Yes	Yes	Yes	Yes
Tompkins	Dryden (Town)	Yes	Yes	Yes	Yes	Yes
Tompkins	Enfield (Town)	Yes	No	Yes	Yes	Yes
Tompkins	Groton (Town)	Yes	Yes	Yes	Yes	Yes
Tompkins	Ithaca (Town)	Yes	Yes	Yes	Yes	Yes
Tompkins	Lansing (Town)	Yes	Yes	Yes	Yes	Yes
Tompkins	Newfield (Town)	No	No	No	No	No
Tompkins	Ulysses (Town)	Yes	Yes	Yes	No	Yes
	<u>Villages</u>					
Tompkins	Cayuga Heights (Village)	No	Yes	Yes	Yes	Yes
Tompkins	Dryden (Village)	Yes	Yes	Yes	Yes	Yes
Tompkins	Freeville (Village)	Yes	Yes	Yes	Yes	Yes
Tompkins	Groton (Village)	Yes	Yes	Yes	Yes	Yes
Tompkins	Lansing (Village)	Yes	Yes	Yes	Yes	Yes
Tompkins	Trumansburg (Village)	Yes	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Ulster 08	Kingston (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Ulster	Denning (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Esopus (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Gardiner (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Hardenburgh (Town)	No	Yes	Yes	Yes	Yes
Ulster	Hurley (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Kingston (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Lloyd (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Marbletown (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Marlborough (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	New Paltz (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Olive (Town)	No	Yes	Yes	Yes	Yes
Ulster	Plattekill (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Rochester (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Rosendale (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Saugerties (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Shandaken (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Shawangunk (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Ulster (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Wawarsing (Town)	Yes	Yes	Yes	Yes	Yes
Ulster	Woodstock (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Ulster	Ellenville (Village)	Yes	Yes	Yes	Yes	Yes
Ulster	New Paltz (Village)	Yes	Yes	Yes	Yes	Yes
Ulster	Saugerties (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	City					
Warren 08	Glens Falls (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Warren	Bolton (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Chester (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Hague (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Horicon (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Johnsburg (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Lake George (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Lake Luzerne (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Queensbury (Town)	Yes	Yes	Yes	Yes	Yes
Warren	Stony Creek (Town)	No	No	No	No	No
Warren	Thurman (Town)	No	No	No	No	Yes
Warren	Warrensburg (Town)	Yes	Yes	Yes	Yes	Yes
	Village					
Warren	Lake George (Village)	Yes	Yes	No	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Washington 08	Argyle (Town)	Yes	No	Yes	No	Yes
Washington	Cambridge (Town)	In process	No	Yes	No	Yes
Washington	Dresden (Town)	No	APA	APA	No	No
Washington	Easton (Town)	Yes	No	Yes	In process	Yes
Washington	Fort Ann (Town)	In process	No	Yes	Yes	Yes
Washington	Fort Edward (Town)	Yes	Yes	Yes	Yes	Yes
Washington	Granville (Town)	No	No	Yes	No	Yes
Washington	Greenwich (Town)	Yes	No	Yes	Yes	Yes
Washington	Hampton (Town)	No	No	Yes	Yes	Yes
Washington	Hartford (Town)	No	No	Yes	Yes	Yes
Washington	Hebron (Town)	No	No	Yes	In process	Yes
Washington	Jackson (Town)	Yes	No	Yes	No	Yes
Washington	Kingsbury (Town)	Yes	Yes	Yes	Yes	Yes
Washington	Putnam (Town)	Yes	APA	Yes	Yes	Yes
Washington	Salem (Town)	Yes	No	Yes	Yes	Yes
Washington	White Creek (Town)	Yes	No	Yes	Yes	Yes
Washington	Whitehall (Town)	Yes	No	Yes	Yes	Yes
	APA=controlled by Adirondack Park Agency					
	Villages					
Washington	Argyle (Village)	No	Yes	Yes	No	No
Washington	Cambridge (Village)	Yes	Yes	Yes	No	Yes
Washington	Fort Ann (Village)	No	No	Yes	No	No
Washington	Fort Edward (Village)	Yes	Yes	No	No	Yes
Washington	Granville (Village)	Yes	Yes	Yes	No	No
Washington	Greenwich (Village)	Yes	Yes	Yes	Yes	Yes
Washington	Hudson Falls (Village)	Yes	Yes	Yes	Yes	Yes
Washington	Salem (Village)	Yes	Yes	No	No	No
Washington	Whitehall (Village)	Yes	Yes	No	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Wayne 08	Arcadia (Town)	In process	Yes	Yes	Yes	Yes
Wayne	Butler (Town)	In process	No	No	No	Yes
Wayne	Galen (Town)	In process	Yes	No	No	Yes
Wayne	Huron (Town)	Yes	Yes	Yes	Yes	Yes
Wayne	Lyons (Town)	Yes	Yes	No	No	Yes
Wayne	Macedon (Town)	Yes	Yes	Yes	Yes	Yes
Wayne	Marion (Town)	Yes	Yes	Yes	Yes	Yes
Wayne	Ontario (Town)	Yes	Yes	Yes	Yes	Yes
Wayne	Palmyra (Town)	Yes	Yes	Yes	Yes	Yes
Wayne	Rose (Town)	Yes	Yes	No	Yes	Yes
Wayne	Savannah (Town)	Yes	No	No	No	No
Wayne	Sodus (Town)	Yes	Yes	Yes	No	Yes
Wayne	Walworth (Town)	Yes	Yes	Yes	No	Yes
Wayne	Williamson (Town)	Yes	Yes	Yes	Yes	Yes
Wayne	Wolcott (Town)	In process	No	Yes	Yes	Yes
	Villages					
Wayne	Clyde (Village)	In process	Yes	No	Yes	Yes
Wayne	Lyons (Village)	Yes	Yes	Yes	No	Yes
Wayne	Macedon (Village)	Yes	Yes	Yes	Yes	Yes
Wayne	Newark (Village)	Yes	Yes	Yes	Yes	Yes
Wayne	Palmyra (Village)	Yes	Yes	Yes	No	Yes
Wayne	Red Creek (Village)	No	No	No	No	No
Wayne	Sodus (Village)	Yes	Yes	Yes	No	Yes
Wayne	Sodus Point (Village)	Yes	Yes	No	Yes	Yes
Wayne	Wolcott (Village)	No	Yes	Yes	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Cities					
Westchester 08	Mount Vernon (City)	Yes	Yes	Yes	Yes	Yes
Westchester	New Rochelle (City)	Yes	Yes	Yes	Yes	Yes
Westchester	Peekskill (City)	Yes	Yes	Yes	Yes	Yes
Westchester	Rye (City)	Yes	Yes	Yes	Yes	Yes
Westchester	White Plains (City)	Yes	Yes	Yes	Yes	Yes
Westchester	Yonkers (City)	Yes	Yes	Yes	Yes	Yes
	Towns					
Westchester	Bedford (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Cortlandt (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Eastchester (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Greenburgh (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Harrison (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Lewisboro (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Mamaroneck (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Mount Kisco (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Mount Pleasant (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	New Castle (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	North Castle (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	North Salem (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Ossining (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Pelham (Town)	No	No	No	No	No
Westchester	Pound Ridge (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Rye (Town)	No	No	No	No	No
Westchester	Scarsdale (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Somers (Town)	Yes	Yes	Yes	Yes	Yes
Westchester	Yorktown (Town)	Yes	Yes	Yes	Yes	Yes
	Villages					
Westchester	Ardsley (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Briarcliff Manor (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Bronxville (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Buchanan (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Croton-on-Hudson (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Dobbs Ferry (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Elmsford (Village)	Yes	Yes	No	No	Yes
Westchester	Harrison (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Hastings/Hudson (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Irvington (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Larchmont (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Mamaroneck (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Mount Kisco (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Ossining (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Pelham (Village)	Yes	Yes	No	Yes	Yes
Westchester	Pelham Manor (Village)	Yes	Yes	No	Yes	Yes
Westchester	Pleasantville (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Port Chester (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Rye Brook (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Scarsdale (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Sleepy Hollow (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Tarrytown (Village)	Yes	Yes	Yes	Yes	Yes
Westchester	Tuckahoe (Village)	Yes	Yes	Yes	Yes	Yes

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	<u>Towns</u>					
Wyoming 08	Arcade (Town)	Yes	Yes	No	Yes	Yes
Wyoming	Attica (Town)	No	Yes	No	No	Yes
Wyoming	Bennington (Town)	Yes	Yes	No	No	Yes
Wyoming	Castile (Town)	No	Yes	Yes	Yes	Yes
Wyoming	Covington (Town)	No	Yes	No	No	Yes
Wyoming	Eagle (Town)	No	No	No	No	Yes
Wyoming	Gainsville (Town)	No	Yes	No	Yes	Yes
Wyoming	Genesee Falls (Town)	No	No	No	No	No
Wyoming	Java (Town)	Yes	Yes	No	Yes	Yes
Wyoming	Middlebury (Town)	No	Yes	No	Yes	Yes
Wyoming	Orangeville (Town)	No	Yes	No	No	Yes
Wyoming	Perry (Town)	No	Yes	Yes	Yes	Yes
Wyoming	Pike (Town)	No	Yes	No	No	Yes
Wyoming	Sheldon (Town)	No	Yes	No	No	Yes
Wyoming	Warsaw (Town)	No	Yes	Yes	Yes	Yes
Wyoming	Wethersfield (Town)	No	No	No	No	No
	<u>Villages</u>					
Wyoming	Arcade (Village)	Yes	Yes	Yes	Yes	Yes
Wyoming	Attica (Village)	Yes	Yes	Yes	No	Yes
Wyoming	Castile (Village)	No	Yes	Yes	No	Yes
Wyoming	Gainesville (Village)	No	Yes	No	No	No
Wyoming	Perry (Village)	No	Yes	Yes	Yes	Yes
Wyoming	Pike (Village)	No	Yes	No	No	No
Wyoming	Silver Springs (Village)	No	Yes	No	No	No
Wyoming	Warsaw (Village)	Yes	Yes	Yes	No	Yes
Wyoming	Wyoming (Village)	No	Yes	No	Yes	Yes

Appendix A

County	Municipality	Comp. Plan	Zoning	Subdivision	Site Plan	Planning Bd.
	Towns					
Yates 08	Barrington (Town)	Yes	Yes	No	Yes	Yes
Yates	Benton (Town)	Yes	Yes	No	Yes	Yes
Yates	Italy (Town)	Yes	Yes	No	Yes	Yes
Yates	Jerusalem (Town)	Yes	Yes	No	Yes	Yes
Yates	Middlesex (Town)	Yes	Yes	Yes	Yes	Yes
Yates	Milo (Town)	Yes	Yes	Yes	Yes	Yes
Yates	Potter (Town)	Yes	Yes	Yes	Yes	Yes
Yates	Starkey (Town)	Yes	Yes	Yes	Yes	Yes
Yates	Torrey (Town)	Yes	Yes	No	Yes	Yes
	Villages					
Yates	Dresden (Village)	Yes	Yes	No	Yes	Yes
Yates	Dundee (Village)	Yes	Yes	Yes	Yes	Yes
Yates	Penn Yan (Village)	Yes	Yes	Yes	Yes	Yes
Yates	Rushville (village)	Yes	Yes	Yes	Yes	Yes

Appendix B

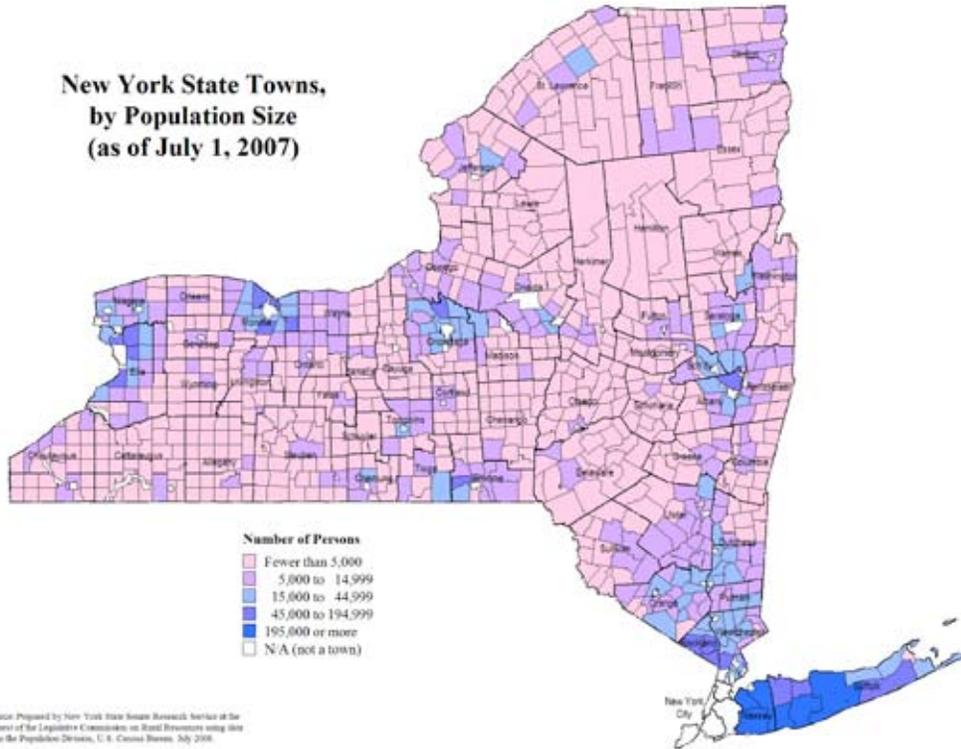
Directory of Maps

Towns by Population Size.....	B-3
Population Change by County 2000 – 2007 (Projected).....	B-3
Towns with Written Comprehensive Plan.....	B-4
Cities and Villages with Written Comprehensive Plan.....	B-4
Towns with Zoning Regulations.....	B-5
Cities and Villages with Zoning Regulations.....	B-5
Towns with Subdivision Regulations.....	B-6
Cities and Villages with Subdivision Regulations.....	B-6
Towns with Site Plan Review.....	B-7
Cities and Villages with Site Plan Review.....	B-7
Towns with No Basic Land Use Tools.....	B-8
Cities and Villages with No Basic Land Use Tools.....	B-8
Counties with Selected Land Use Tools.....	B-9

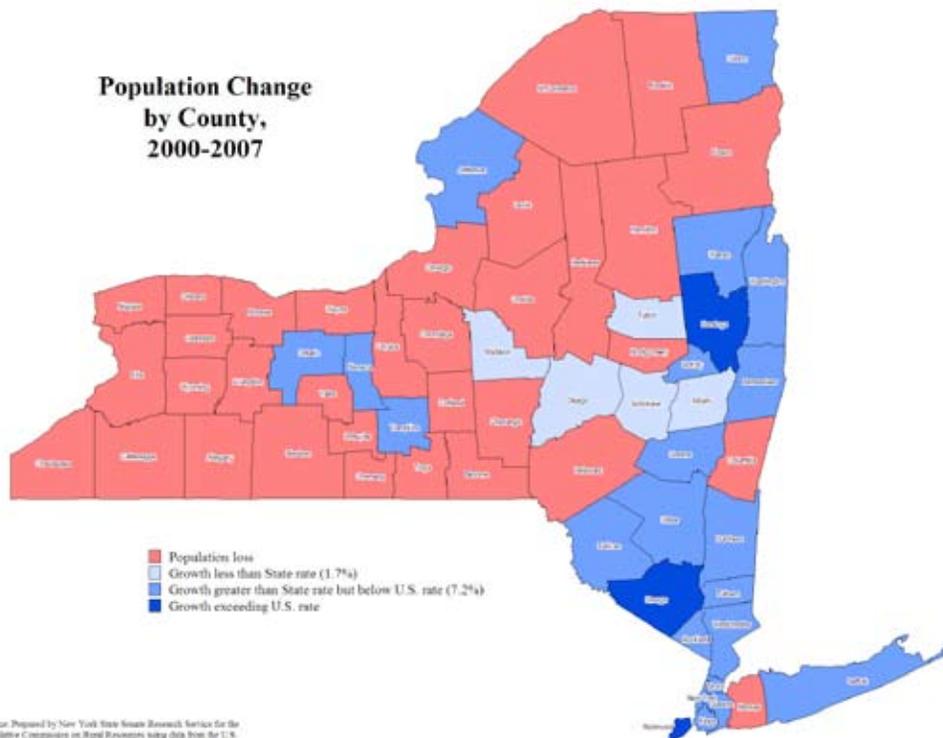
Call the Rural Resources Commission at 518.455.2544
for full-size maps of any of the above titles.

Appendix B

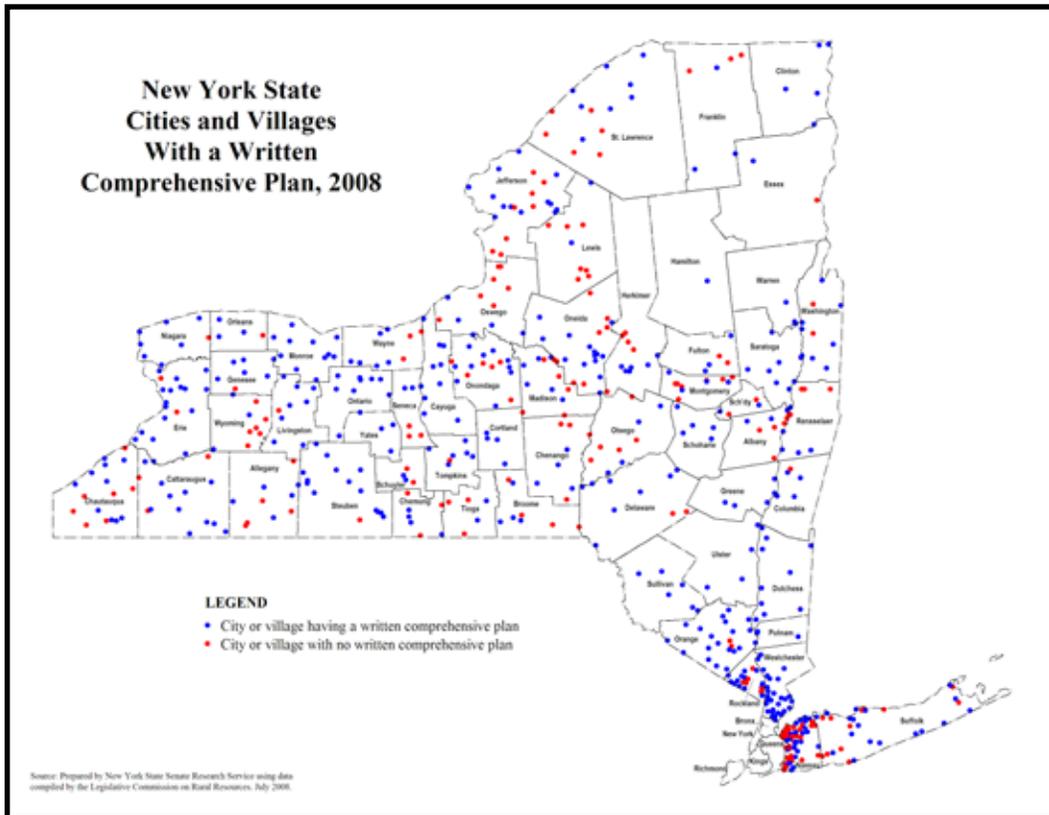
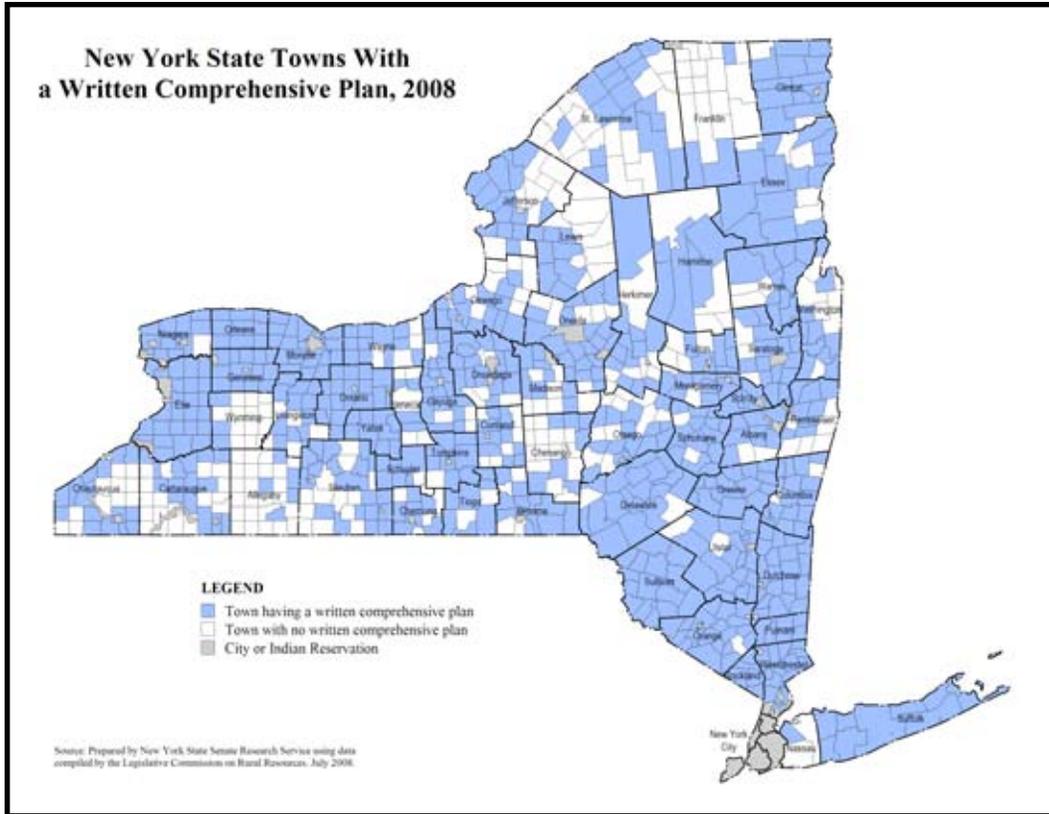
**New York State Towns,
by Population Size
(as of July 1, 2007)**

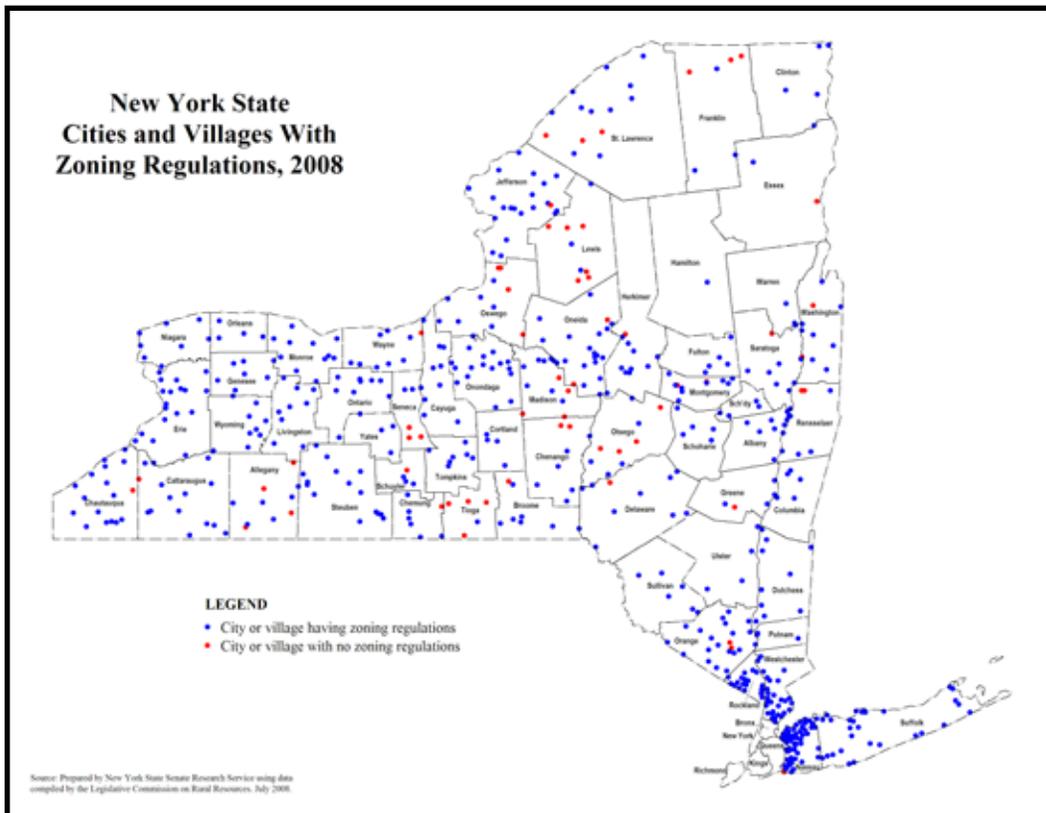
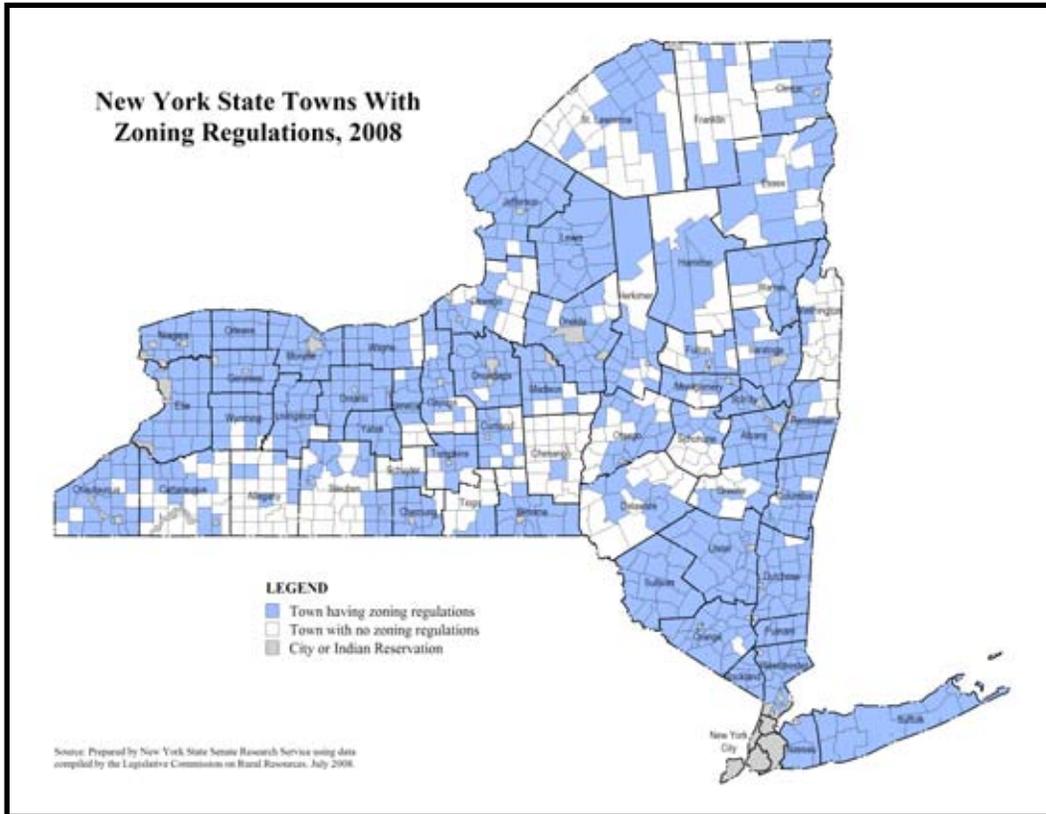


**Population Change
by County,
2000-2007**

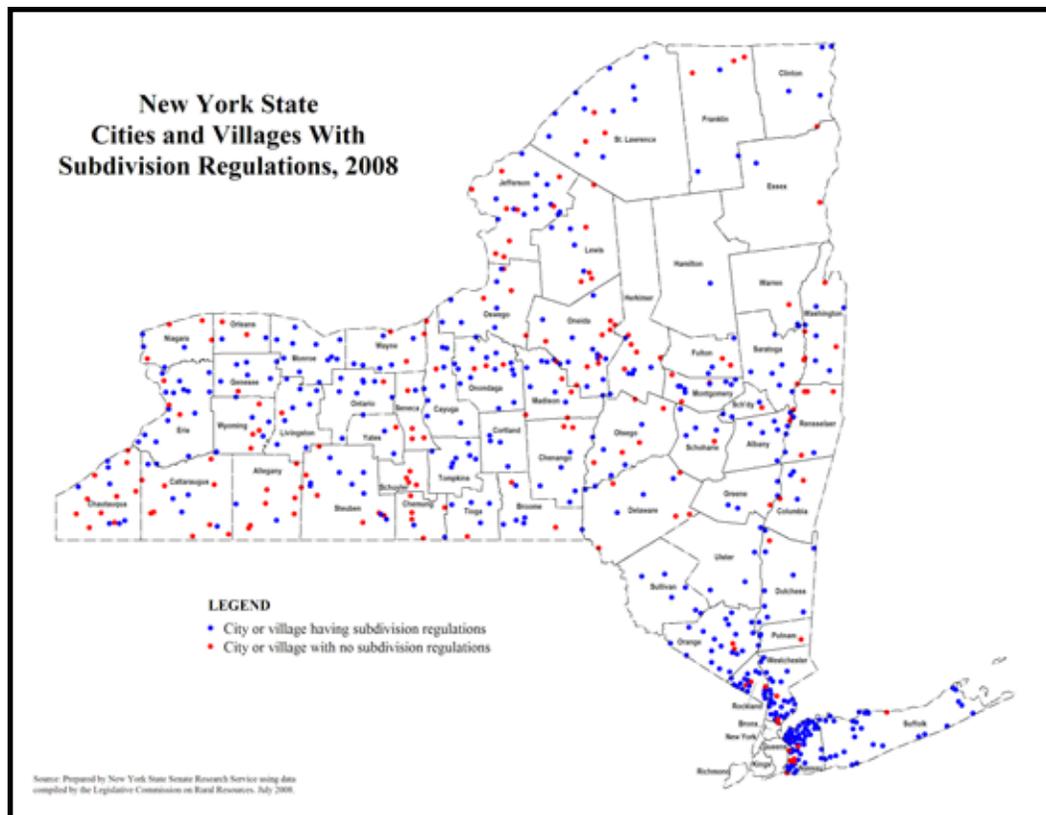
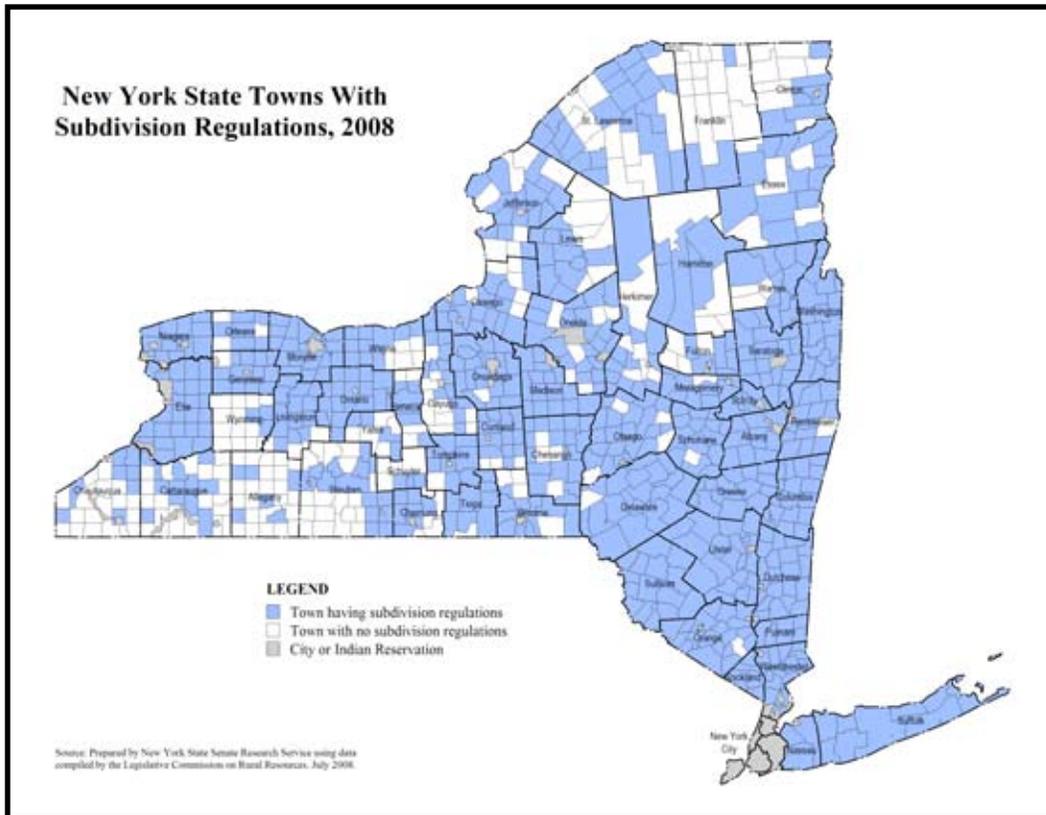


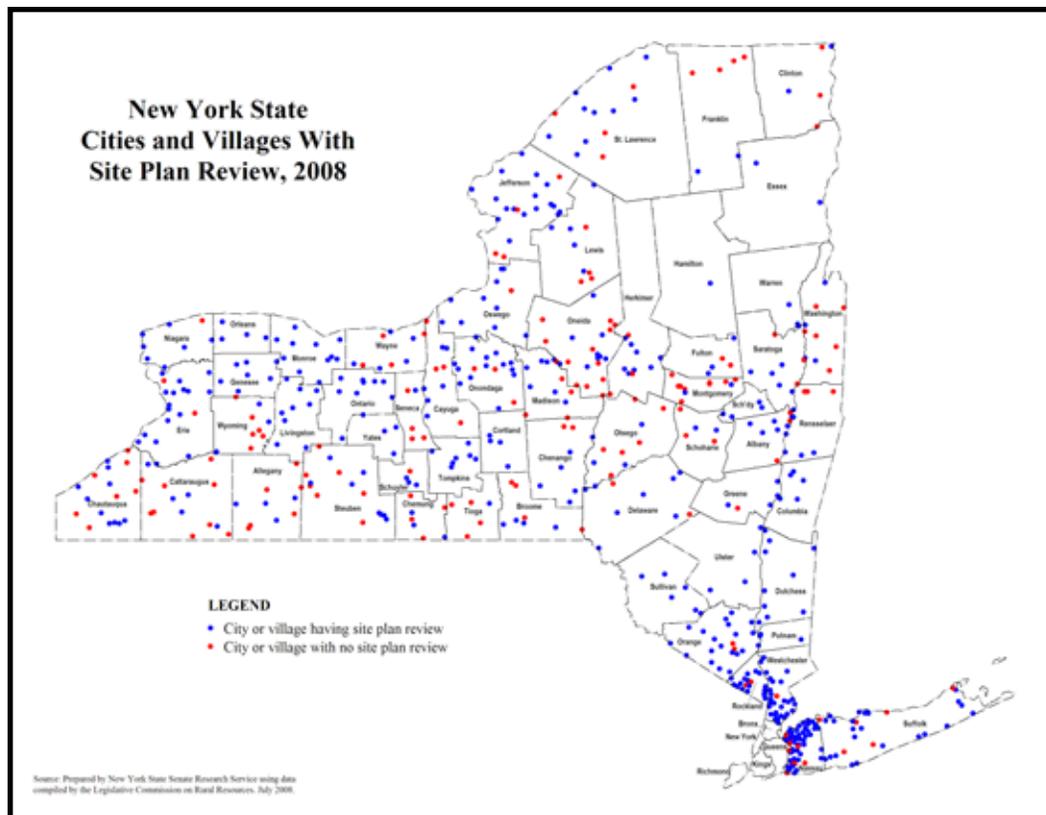
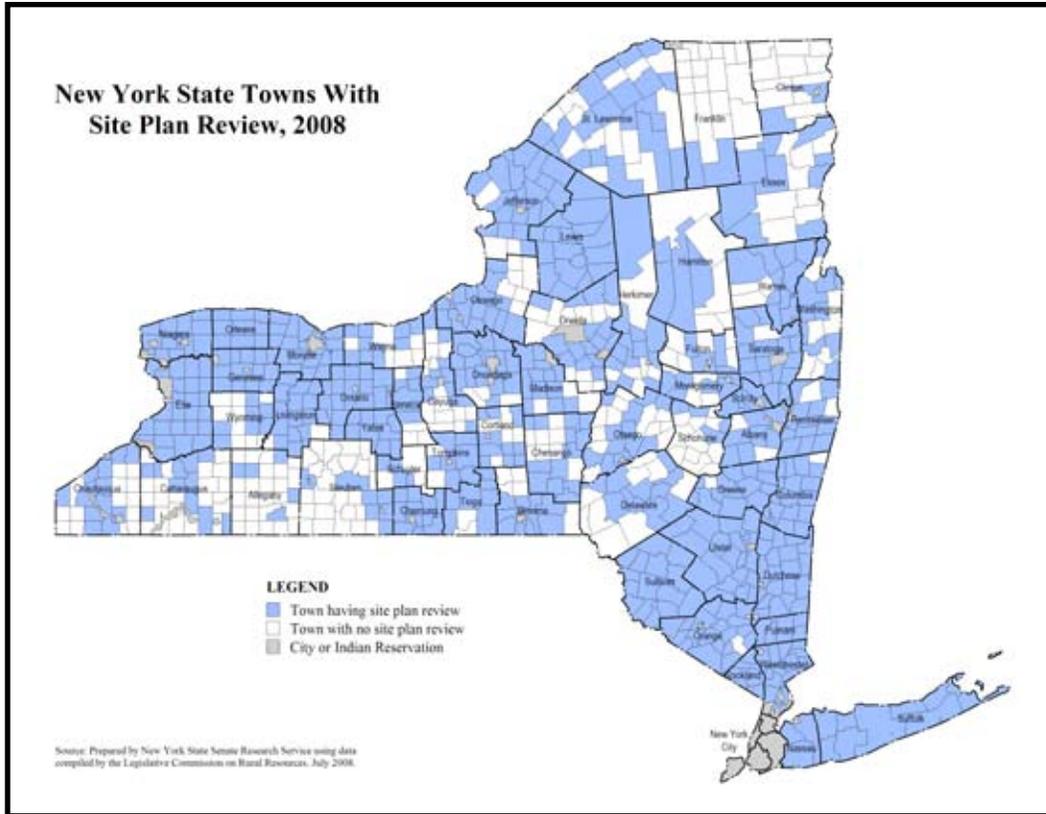
Appendix B



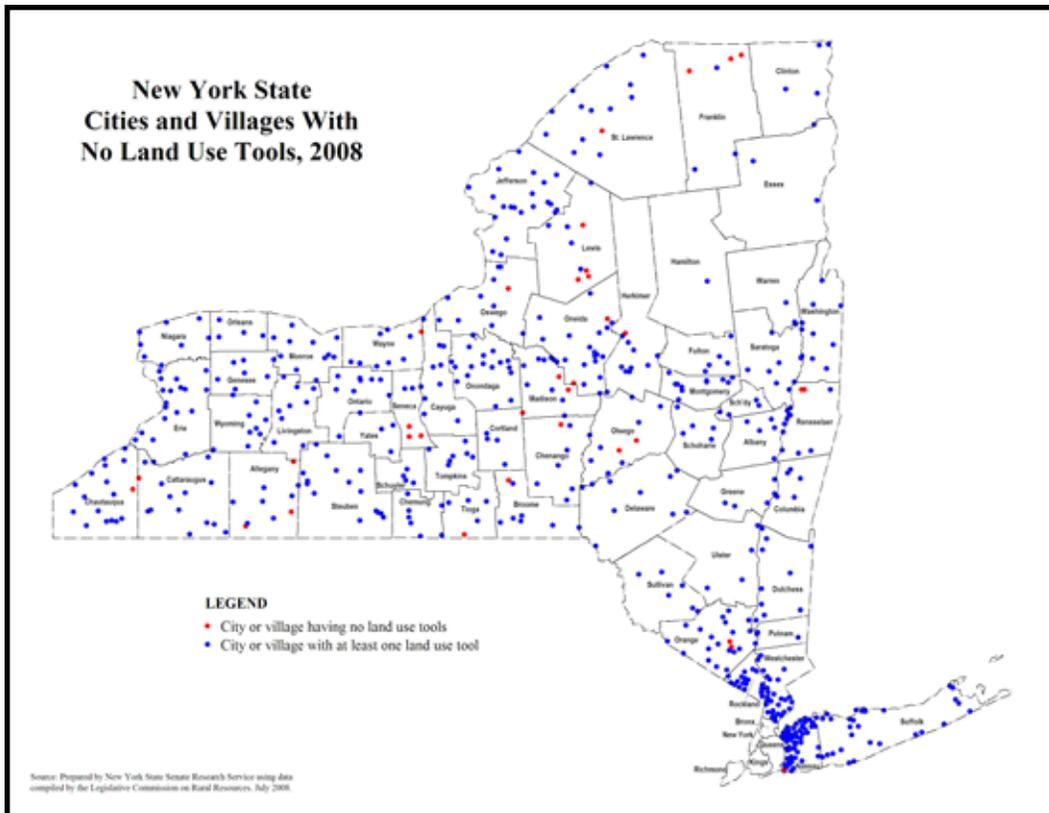
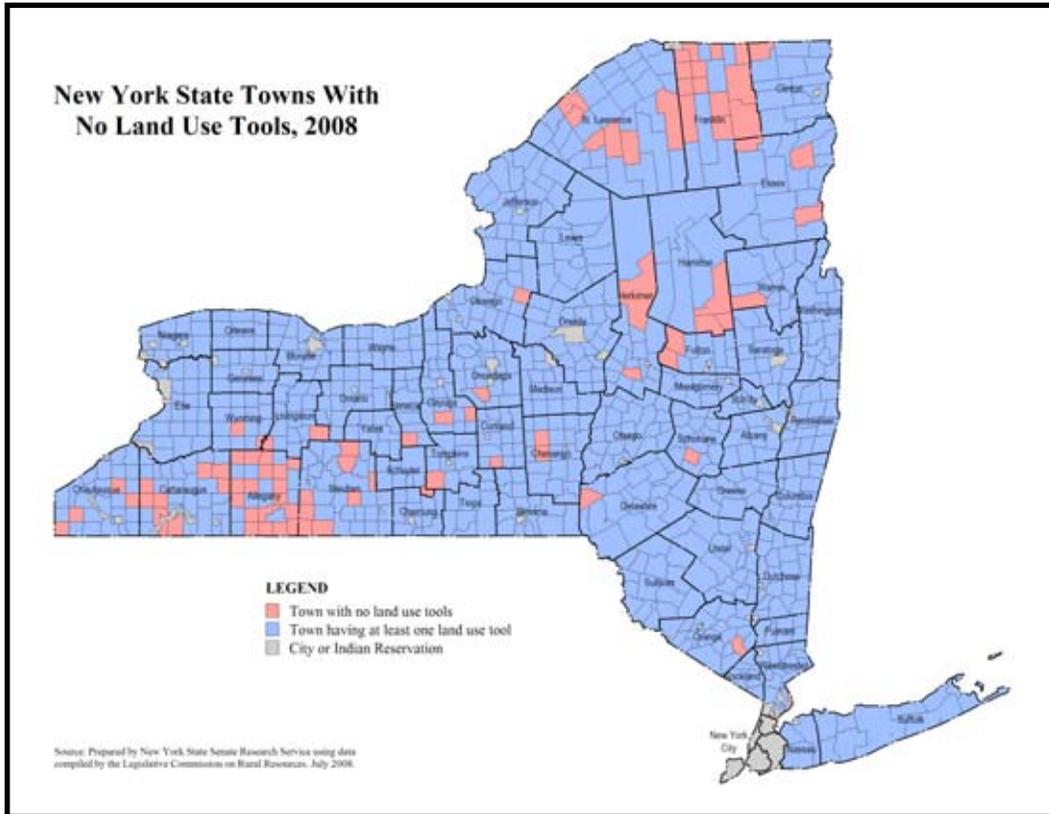


Appendix B

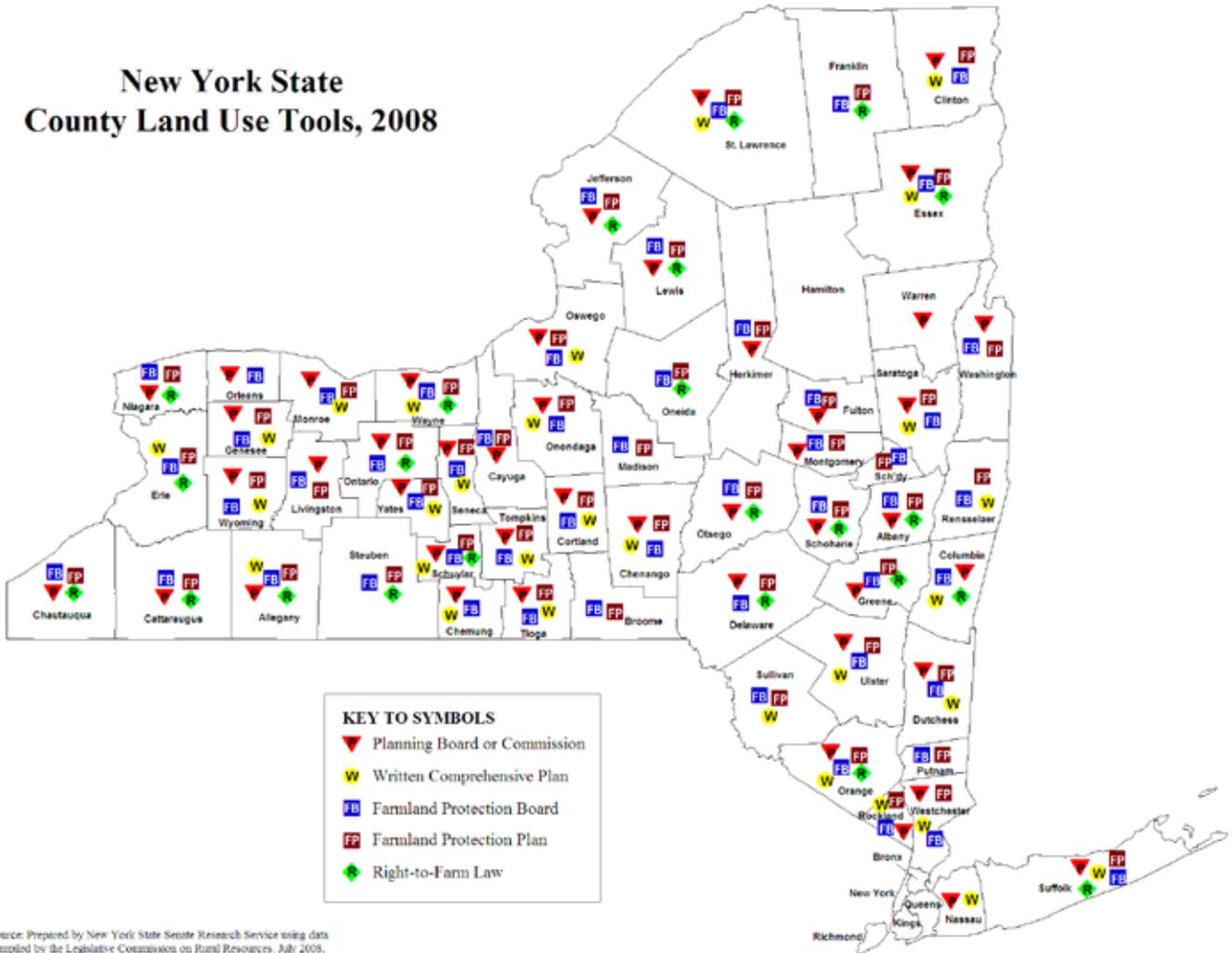




Appendix B



New York State County Land Use Tools, 2008



Appendix C

Selected Land Use Tools Used By Counties

Selected Land Use Tools Used by Each County in NYS, 2008

County	Planning Board / Commission	Written Comprehensive Plan	Farmland Protection Board	Farmland Protection Plan	Right-to-Farm Law
Albany	Yes	No	Yes	Yes	Yes
Allegany	Yes	Yes	Yes	Yes	Yes
Broome	No	No	Yes	Yes	No
Cattaraugus	Yes	No	Yes	Yes	Yes
Cayuga	Yes	No	Yes	Yes	No
Chautauqua	Yes	No	Yes	Yes	Yes
Chemung	Yes	Yes	Yes	No	No
Chenango	Yes	Yes	Yes	Yes	No
Clinton	Yes	Yes	Yes	Yes	No
Columbia	Yes	Yes	Yes	No	Yes
Cortland	Yes	Yes	Yes	Yes	No
Delaware	Yes	No	Yes	Yes	Yes
Dutchess	Yes	Yes	Yes	Yes	No
Erie	No *	Yes	Yes	Yes	Yes
Essex	Yes	Yes	Yes	Yes	Yes
Franklin	No	No	Yes	Yes	Yes
Fulton	Yes	No	Yes	Yes	No
Genesee	Yes	Yes	Yes	Yes	No
Greene	Yes	No	Yes	Yes	Yes
Hamilton	No	No	No	No	No
Herkimer	Yes	No	Yes	Yes	No
Jefferson	Yes	No	Yes	Yes	Yes
Lewis	Yes	No	Yes	Yes	Yes
Livingston	Yes	No	Yes	Yes	No
Madison	No	No	Yes	Yes	No
Monroe	Yes	Yes	Yes	Yes	No
Montgomery	Yes	No	Yes	Yes	No
Nassau	Yes	Yes	No	No	No
Niagara	Yes	No	Yes	Yes	Yes
Oneida	No	No	Yes	Yes	Yes
Onondaga	Yes	Yes	Yes	Yes	No
Ontario	Yes	No	Yes	Yes	Yes

Compiled by the NYS Legislative Commission on Rural Resources

Selected Land Use Tools Used by Each County in NYS, 2008

County	Planning Board / Commission	Written Comprehensive Plan	Farmland Protection Board	Farmland Protection Plan	Right-to-Farm Law
Ontario	Yes	No	Yes	Yes	Yes
Orange	Yes	Yes	Yes	Yes	Yes
Orleans	Yes	No	Yes	No	No
Oswego	Yes	Yes	Yes	Yes	No
Otsego	Yes	No	Yes	Yes	Yes
Putnam	No	No	Yes	Yes	No
Rensselaer	No	Yes	Yes	Yes	No
Rockland	Yes	Yes	Yes	Yes	No
St. Lawrence	Yes	Yes	Yes	Yes	Yes
Saratoga	Yes	Yes	Yes	Yes	Yes
Schenectady	No	No	Yes	Yes	No
Schoharie	Yes	No	Yes	Yes	Yes
Schuyler	Yes	Yes	Yes	Yes	Yes
Seneca	Yes	Yes	Yes	Yes	No
Steuben	No	No	Yes	Yes	Yes
Suffolk	Yes	Yes	Yes	Yes	Yes
Sullivan	No	Yes	Yes	Yes	No **
Tioga	Yes	Yes	Yes	Yes	No
Tompkins	Yes	Yes	Yes	Yes	No
Ulster	Yes	Yes	Yes	Yes	No
Warren	Yes	No	No	No	No
Washington	Yes	No	Yes	Yes	No
Wayne	Yes	Yes	Yes	Yes	Yes
Westchester	Yes	Yes	Yes	Yes	No
Wyoming	Yes	Yes	Yes	Yes	No
Yates	Yes	Yes	Yes	Yes	No

* Joint planning with Niagara County.

** Right to Farm Laws adopted by towns.

Appendix D

Land Use Planning Legislation Enacted into Law, 1990-2008

**(By the work of the State Land Use Advisory Committee
and NYS Legislative Commission on Rural Resources)**

The following laws, enacted in 1990 through 2008, were sponsored by the Commission on Rural Resources after being developed and recommended by the State Land Use Advisory Committee as part of a systematic effort to recodify and update New York State community planning and land development statutes. Consultation with local and state officials and private practitioners as well as an examination of case law and scholarly research has guided Commission and Land Use Committee deliberations in the development of this legislation.

Appendix D: Land Use Chapters (Sponsored by the LCRR)

1990

Zoning - Adoption of First Zoning Ordinance or Local Law (Chapters 514 and 515, Laws of 1990)

Clarifies provisions of Town and Village Law in connection with the adoption of the first zoning ordinance or local law, including the function of a zoning commission.

1991

County Planning Board Appointments (Chapter 185, Laws of 1991)

Clarifies the eligibility of individuals already serving on local boards to serve concurrently on regional or county planning agencies.

Zoning - Incentive (Chapters 629, Laws of 1991 and Chapter 247, Laws of 1992)

Provides towns, villages and cities specific statutory authority for the granting of incentives, or bonuses, on the condition that certain physical, social, or cultural benefits would inure to the benefit of the community.

Procedure for the Enactment of Land Use Regulations (Chapter 657, Laws of 1991)

Clarifies the process towns and villages must follow when adopting or amending zoning regulations.

Zoning Board of Appeals, Variances: Town & Village (Chapter 692, Laws of 1991, Chapter 248, Laws of 1992, and Chapter 208, Laws 1993)

Provides guidance on the creation, appointment, and function of local zoning boards. Standardized the conditions under which “use” and “area” variances may be granted by town and village zoning boards of appeal.

1992

Cluster Development (Chapter 230, Laws of 1992)

Provides guidance to local boards in their calculation of the number of units in a housing development that can be authorized when a proposed cluster development is to be located on land in more than one zoning district.

Coordination of Local Planning With the Agricultural Districts Program (Chapter 534, Laws of 1992)

Provides farmers in agricultural districts with early notice and input into the land use approval process, promoting a cooperative approach in the local planning and land use decision-making process.

Planning Board Creation & Appointment (Chapter 663, Laws of 1992)

Provides guidance on the creation, appointment, and function of town and village planning boards.

Site Plan Review & Special Use Permits (Chapter 694, Laws of 1992)

Clarifies state law permitting town and village planning boards to review and approve site plans and grant special use permits and promotes coordination with requirements of SEQRA. Establishes parameters for the set-aside of recreational areas or money in lieu thereof.

Intermunicipal Cooperation in Planning (Chapter 724, Laws of 1992)

Provides a framework to conduct joint planning and land use regulatory activities already authorized under Article 5-G of the General Municipal Law. Introduces “overlay districts” concept for protection of special community resources which transcend local boundaries.

Appendix D: Land Use Chapters (Sponsored by the LCRR)

1992

Land Subdivision Review & Approval (Chapter 727, Laws of 1992)

Clarifies the procedure for the review and approval of subdivisions in towns and villages. Improves coordination with SEQRA.

1993

Zoning Board of Appeals, Variances: City (Chapter 208, Laws of 1993)

Recodifies the laws which guide the creation and operation of city zoning boards of appeal. Establishes in statute the standards under which “use” and “area” variances may be granted.

Comprehensive Plan (Chapter 209, Laws of 1993)

Provides guidance on the definition, content and adoption of town and village comprehensive plans.

City Planning Board, Site Plan and Special Use Permits (Chapter 211, Laws of 1993)

Clarifies the creation, appointment and duties of city planning boards, and the use of site plan review and special use permits. Also authorizes cities to require set-aside of parkland in connection with site plan review.

County Participation in Intermunicipal Planning Agreements (Chapter 242, Laws of 1993)

Allows cities, towns and villages to contract with counties to provide planning and zoning administration and enforcement services.

Filing of Real Property Deeds in Counties (Chapter 257, Laws of 1993)

Helps determine that the real property being conveyed is in compliance with applicable state, city, town, or village subdivision requirements.

County Referral - Local Actions Subject to Referral (Chapter 544, Laws of 1993)

Clarifies provisions relating to the referral of certain municipal planning and zoning matters to a county, metropolitan or regional planning agency.

1994

County Referral - Land Subdivisions (Chapter 358, Laws of 1994)

Recodifies the statute that provides for the referral of proposed subdivision plats to a county planning board, commission or other agency authorized to review subdivision plats or to approve the development of undeveloped plats.

Exemption of Lots Shown on Approved Subdivision Plats (Chapter 359, Laws of 1994)

Rewrites sections of Town, Village and General City Law which address the effect of newly adopted or amended zoning regulations on lots shown on approved subdivision plats.

1994

Chapter Amendments (Chapter 486, Laws of 1994)

Makes certain technical amendments to recently enacted laws relating to referral of zoning and other actions to county planning agencies; filing of real property deeds; planning boards; site plan review; and special use permits. Improves the coordination of local subdivision review and approval with administration of the State Environmental Quality Review Act.

Interagency Geographic Information Systems Coordination Council (Chapter 564, Laws of 1994)

Creates a temporary state coordinating council on geographic information systems (GIS) to examine the various technical and public policy issues relating to GIS within New York State.

1995

Cluster Development (Chapter 417, Laws of 1995)

Clarifies and recodifies sections of Town, Village and General City Law relating to cluster development, providing uniformity of the statutes.

Comprehensive Plan: Process (Chapter 418, Laws of 1995)

Establishes a procedure for the preparation and adoption of town, village and city comprehensive plans, to be added to state statutes enacted in 1993 which define the comprehensive plan.

Land Subdivision Review and Approval - Cites, Site Plan Review (Chapter 423, Laws of 1995)

Clarifies the procedure for the review and approval subdivisions in cities. Amends certain provisions in General City Law, Town Law and Village Law relating to site plan review.

Land Subdivision Review - Record of Plats (Chapter 63, Laws of 1995)

Establishes uniformity between sections of Town, Village and General City Law relating to the recording of land subdivision plats with the county clerk or register.

1996

Chapter Amendments (Chapter 235, Laws of 1996)

Several technical amendments to the land use laws. Addresses such items as consistency of standards for land use approvals, clarification of cluster development siting, and timelines for the review of local planning and zoning actions under 239-m of the General Municipal Law.

1997

County Planning Boards and Regional Councils (Chapter 451, Laws of 1997)

Provides a modern statutory framework for county planning boards and regional councils, including: creation; powers and duties; comprehensive plans; official county maps; county planning associations/federations; and intermunicipal cooperation.

Appendix D: Land Use Chapters (Sponsored by the LCRR)

1997

Chapter Amendments (Chapter 458, Laws of 1997)

Provides technical amendments to land use provisions in the City, Town, Village and general Municipal Laws. Addresses such items as: consistency in the adoption of land use regulations by ordinance or local law, updating references to county planning boards and regional planning councils, and clarifies language relating to applications for building in beds of mapped streets.

GML 239, l, m, and n Recodification (Chapter 459, Laws of 1997)

Recodifies and clarifies intermunicipal land use and planning provisions contained in sections 239-l, M, and n of the General Municipal Law to make them consistent with proposed restructuring of county planning board council enabling statutes.

1998

Alternate Members (Chapter 137, Laws of 1998)

Grants cities, towns, villages and counties the ability to appoint alternate members to their planning boards and zoning boards of appeal. Alternate members would serve when a conflict of interest prevents a regular members from serving.

Real Property Disclosure in Agricultural Districts (Chapter 411, Laws of 1998)

Refines existing law, by requiring an agricultural district disclosure notice be given the purchaser of real property in an agricultural district as the time a contract for the sale, purchase, or exchange of such property is presented.

1999

Filing of Zoning Administrative Decisions (Chapter 476, Laws of 1999)

Improves clarity and consistency of requirements for the filing of various decisions of local administrative officials charged with administering zoning ordinances or local laws.

2000

Filing of Zoning Decisions; Repeal Article 78 - Technical Amendments (Chapter 391, Laws of 2000)

Provides that the decisions of a city and village planning board and the decisions of the zoning board of appeals must be filed in the office of the clerk, consistent with the town law. Also repeals a redundant section pertaining to Article 78 of GML.

2002

Local Laws and Ordinances Affecting Agricultural Districts: Technical Amendments (Chapter 331, Laws of 2002)

Clarifies the authority of town and village local governments to enact and administer local laws, ordinances, rules, regulations and comprehensive plans consistent with the Agricultural Districts Program.

2002

Clarification of Voting Requirements for Municipal Planning and Zoning Boards (Chapter 662, Laws of 2002)

Requires an affirmative vote of all members of a planning board, county planning board, zoning board of appeals or regional planning council in order to take action and provides a default denial when a motion to overrule a decision of an enforcement officer fails to pass.

2003

Municipal Officials Serving on County Planning Boards - Voting Requirements (Section 239c) (Chapter 212, Laws of 2003)

Amends section 239-c of the general municipal law to clarify that municipal officials who also serve as members of a regional or county planning board may vote on matters before such board unless the matter has been the subject of a proposal, application or vote before the board or body on which they serve.

Authorizing Planned Unit Development Zoning in Municipalities (Chapter 213, Laws of 2003)

Provides statutory authorization for municipalities to use planned unit development zoning as a flexible land use tool for guiding mixed use community development.

2005

Promotes Intermunicipal Cooperation in Planning and Zoning (Chapter 658, Laws of 2005)

Provides an opportunity to receive notification of certain planning and zoning actions and to appear at related public hearings in adjacent municipalities, if proposed action is within 500 feet of their boundary.

Increases Penalty for Failure to File Subdivision Maps (Chapter 687, Laws of 2005)

Provides an opportunity for municipalities to receive notification of certain planning and zoning actions and to appear at related public hearings in adjacent municipalities, if proposed action is within 500 feet of their boundary.

2006

Including Agricultural Tourism in State and Local Farmland Protection Programs (Chapter 600, Laws of 2006)

Amends the agriculture and markets law to include agricultural tourism among farm operations which the commissioner of agriculture and markets may consider as sound agricultural practices, provides agricultural tourism operations on farms from nuisance suits and unreasonable restrictions or regulation under 308 of the agricultural and markets law.

Promotes the Training of Municipal Planning and Zoning Officials ((Chapter 662, Laws of 2006)

Amends sections of the general municipal law general city, town and village laws to set forth training opportunities to be promoted by municipalities for members of planning boards, zoning boards of appeal and county planning boards. Officials would receive four hours of training per year in a course or courses provided by the applicable legislative body of each county, city, town or village . (Exempts cities with a population of one million or greater from its provisions).

Appendix E

County Planning Agencies

Regional Planning Agencies

Metropolitan Planning Organizations

Appendix E: Planning Agencies/Organizations

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

ALBANY

Albany County Department of Economic Development, Conservation, and Planning
112 State Street, Room 1006, Albany, NY 12207
Phone: (518) 447-5660, Fax: (518) 447-5662, www.albanycounty.com

ALLEGANY

Allegheny County Planning Board
Crossroads Commerce & Conference Center, 4336 County Route 20, Friendship, NY 14739
Phone: (585) 973-7405; Fax: (585) 973-2079; www.alleganyco.com

BROOME

Broome County Department of Planning and Economic Development
County Office Building, P.O. Box 1766, Binghamton, NY 13902
Phone: (607) 778-2114; Fax: (607) 778-6051; www.gobroomecounty.com

CATTARAUGUS

Cattaraugus County Department of Economic Development, Planning, and Tourism
303 Court Street, Little Valley, NY 14755
Phone: (716) 938-9111, ext. 2310; Fax: (716) 938-9431; www.co.cattco.org

CAYUGA

Cayuga County Planning Department
160 Genesee Street, 5th Floor, Auburn, NY 13021
Phone: (315) 253-1276; Fax: (315) 253-1499; www.co.cayuga.ny.us

CHAUTAUQUA

Chautauqua County Planning and Economic Development Department
Gerace Office Bldg., Mayville, NY 14757
Phone: (716) 664-3262; Fax: (716) 483-6679; www.co.chautauqua.ny.us

CHEMUNG

Chemung County Planning Department
Chemung County Commerce Center, 400 East Church St., P.O. Box 588, Elmira, NY 14902-0588
Phone: (607) 737-5510; Fax: (607) 737-5512; www.chemungcounty.com

CHENANGO

Chenango County Department of Planning and Development
County Office Building, 5 Court Street, Norwich, NY 13815-1695
Phone: (607) 337-1640; Fax: (607) 336-6551; www.co.chenango.ny.us

CLINTON

Clinton County Planning Department
137 Margaret Street, Plattsburgh, NY 12901
Phone: (518) 565-4709; Fax: (518) 565-4885; www.clintoncountygov.com

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

COLUMBIA

Columbia County Planning Department
401 State Street, Hudson, NY 12534
Phone: (518) 828-3375; Fax: (518) 828-1717; www.columbiacountyny.com

CORTLAND

Cortland County Planning Department
4 Lincoln Avenue, Cortland, NY 13045
Phone: (607) 753-5043; Fax: (607) 753-5063; www.cortland-co.org

DELAWARE

Delaware County Planning Department
P.O. Box 367, Delhi, NY 13753
Phone: (607) 746-2944; www.co.delaware.ny.us

DUTCHESS

Dutchess County Department of Planning and Development
27 High Street, Poughkeepsie, NY 12601
Phone: (845) 486-3600; Fax: (845) 486-3610; www.dutchessny.gov

ERIE

Erie County Department of Environment and Planning
1062 Rath Bldg., Buffalo, NY 14202
Phone: (716) 858-4910; Fax: (716) 858-7248; www.erie.gov

ESSEX

Department of Community Development and Planning
7551 Court St., P.O. Box 217, Elizabethtown, NY 12932
Phone: (518) 873-3452, ext. 375; Fax: (518) 873-3751; www.co.essex.ny.us

FRANKLIN

No Planning Department

FULTON

Fulton County Planning Department
One East Montgomery Street, Johnstown, NY 12095
Phone: (518) 736-5660; Fax: (518) 762-4597; www.co.fulton.ny.us

GENESEE

Genesee County Planning Department
3837 West Main Street Road, Batavia, NY 14020-9404
Phone: (585) 344-2580, ext. 5466; Fax: (585) 344-8560; www.co.genesee.ny.us

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

GREENE

Department of Planning and Economic Development
Greene County Office Building, 411 Main Street, Catskill, NY 12414
Phone: (518) 719-3290; Fax: (518) 719-3789; discovergreene.com

HAMILTON

Hamilton County Planning Department
P.O. Box 57, Lake Pleasant, NY 12108
Phone: (518) 648-5239; Fax: (518) 648-0226; www.hamiltoncounty.com

HERKIMER

Herkimer-Oneida Counties Comprehensive Planning Program
321 Main Street, Utica, NY 13501
Phone: (315) 798-5710; Fax: (315) 798-5852; www.herkimercounty.org

JEFFERSON

Jefferson County Planning Department
175 Arsenal Street, Watertown, NY 13601
Phone: (315) 785-3144; Fax: (315) 785-5092; www.co.jefferson.ny.us

LEWIS

Lewis County Planning Department
7660 State Street, Lowville, NY 13367
Phone: (315) 376-5422; Fax: (315) 376-5152; www.lewiscountyny.org

LIVINGSTON

Livingston County Planning Department
6 Court Street, Room 305, Geneseo, NY 14454-1043
Phone: (585) 243-7550; Fax: (585) 243-7566; www.livingstoncounty.us

MADISON

Madison County Planning Department
North Court St., P.O. Box 606, Wampsville, NY 13163
Phone: (315) 366-2376; Fax: (315) 366-2742; www.madisoncounty.org

MONROE

Monroe County Department of Planning and Development
8100 City Place, 50 West Main Street, Suite 8100, Rochester, NY 14614-1225
Phone: (585) 753-2036; Fax: (585) 753-2000; www.co.monroecounty.gov

MONTGOMERY

Montgomery County Department of Economic Development and Planning
Old County Courthouse, 9 Park Street, PO Box 1500, Fonda, NY 12866
Phone: (518) 853-8334; Fax: (518) 853-8336; www.co.montgomery.ny.us

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

NASSAU

Nassau County Planning Commission
400 County Seat Drive, Mineola, NY 11501
Phone: (516) 571-5843; Fax: (516) 571-3839; www.nassaucountyny.gov

NIAGARA

Niagara County Planning, Development, and Tourism
Vantage Center, Suite One, 6311 Inducon Corporate Drive, Sanborn, NY 14132
Phone: (716) 439-7235; Fax: (716) 439-7267; www.niagaracounty.com

ONEIDA

Herkimer-Oneida Counties Comprehensive Planning Program
Union Station, 3rd Floor, 321 Main Street, Utica, NY 13501
Phone: (315) 798-5710; Fax: (315) 798-5852; www.oneidacounty.org

ONONDAGA

Onondaga County Planning Department,
1100 Civic Center, 421 Montgomery Street, Syracuse, NY 13202
Phone: (315) 435-2611; Fax: (315) 435-2439; www.ongov.net

ONTARIO

Ontario County Department of Planning
20 Ontario Street, Suite 323, Canandaigua, NY 14424
Phone: (585) 396-4455; Fax: (585) 393-2960; www.co.ontario.ny.us

ORANGE

Orange County Department of Planning
124 Main Street, Goshen, NY 10924-2124
Phone: (845) 291-2318; Fax: (845) 291-2533; www.co.orange.ny.us

ORLEANS

Orleans County Department of Planning and Development
County Administration Building, 14016 Route 31 West, Albion, NY 14411
Phone: (585) 589-3199; Fax: (585) 589-8105; www.orleansny.com

OSWEGO

Oswego County Planning Department
46 East Bridge Street, Oswego, NY 13126
Phone: (315) 349-8292; Fax: (315) 349-8279; www.co.oswego.ny.us

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

OTSEGO

Otsego County Planning Department
197 Main Street, Cooperstown, NY 13326-1129
Phone: (607) 547-4225; Fax: (607) 547-6492; www.otsegocounty.com

PUTNAM

Putnam County Division of Planning and Development
841 Fair Street, Carmel, NY 10512
Phone: (845) 878-3480; Fax: (845) 878-6721; www.putnamcountyny.com

RENSSELAER

Rensselaer County Department of Economic Development and Planning
1600 Seventh Avenue, Troy, NY 12180
Phone: (518) 270-2914; Fax: (518) 270-2981; www.rensco.com

ROCKLAND

Rockland County Department of Planning
Robert Yeager Health Center, 50 Sanitorium Road, Building T, Pomona, NY 10970
Phone: (845) 364-3434; Fax: (845) 364-3435; www.co.rockland.ny.us

ST. LAWRENCE

St. Lawrence County Planning Office
Courthouse Room 255, 48 Court Street, Canton, NY 13617-1194
Phone: (315) 379-2292; Fax: (315) 379-2252; www.co.st-lawrence.ny.us

SARATOGA

Saratoga County Planning Department
50 West High Street, Ballston Spa, NY 12020
Phone: (518) 884-4705; Fax: (518) 884-4780; www.co.saratoga.ny.us

SCHENECTADY

Schenectady County Department of Economic Development and Planning
Schaffer Heights, Suite 303, 107 Nott Terrace, Schenectady, NY 12308
Phone: (518) 386-2225; Fax: (518) 382-5539; www.schenectadycounty.com

SCHOHARIE

Schoharie County Planning and Development Agency
349 Mineral Springs Road, Cobleskill, NY 12043
Phone: (518) 234-3751; Fax: (518) 234-3951; www.schohariecounty-ny.gov

SCHUYLER

Director of Planning and Community Development
Rural Urban Center
208 Broadway, Montour Falls, NY 14865
Phone: (607) 535-7162; Fax: (607) 535-6270; www.schuylercounty.us

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

SENECA

Seneca County Department of Economic Development and Planning
One DiPronio Drive, Waterloo, NY 13165
Phone: (315) 539-1730, ext. 2116; Fax: (315) 539-4340; www.co.seneca.ny.us

STEUBEN

Steuben County Planning Department
County Office Building, 3 East Pulteney Square, Bath, NY 14810
Phone: (607) 664-2268, ext. 2268; Fax: (607) 776-6926; www.steubencony.org

SUFFOLK

Suffolk County Planning Department
P.O. Box 6100, Hauppauge, NY 11788-0099
Phone: (631) 853-5191; Fax: (631) 853-4044; www.co.suffolk.ny.us

SULLIVAN

Sullivan County Division of Planning and Community Development
County Government Center, 100 North Street, P.O. Box 5012, Monticello, NY 12701
Phone: (845) 794-3000, ext. 5028; Fax: (845) 794-1058; www.co.sullivan.ny.us

TIOGA

Tioga County Department of Economic Development and Planning
County Office Building, 56 Main Street, Owego, NY 13827
Phone: (607) 687-8257; Fax: (607) 687-1435; www.tiogacountyny.com

TOMPKINS

Tompkins County Department of Planning
121 East Court Street, Ithaca, NY 14850
Phone: (607) 274-5560; Fax: (607) 274-5578; www.tompkins-co.org

ULSTER

Ulster County Planning Department
County Office Building, 244 Fair Street, P.O. Box 1800, Kingston, NY 12402-1800
Phone: (845) 340-3340; Fax: (845) 340-3429; www.co.ulster.ny.us

WARREN

Warren County Planning Department
Warren County Municipal Center, 1340 State Route 9, Lake George, NY 12845
Phone: (518) 761-6410; Fax: (518) 761-6411; www.co.warren.ny.us

Appendix E: Planning Agencies/Organizations

COUNTY PLANNING AGENCIES

WASHINGTON

Washington County Planning Planning & Community Development Department
Washington County Municipal Center, 383 Broadway - Bldg. A, Fort Edward, NY 12828
Phone: (518) 746-2290; Fax: (518) 746-2293; www.co.washington.ny.us

WAYNE

Wayne County Planning Department
County Office Bldg., 9 Pearl Street, Lyons, NY 14489
Phone: (315) 946-5919; Fax: (315) 946-7657; www.co.wayne.ny.us

WESTCHESTER

Westchester County Department of Planning
432 Michaelian Office Building, 148 Martine Avenue, White Plains, NY 10601
Phone: (914) 285-4402; Fax: (914) 995-9093; www.westchestergov.com

WYOMING

Wyoming County Planning and Development Department
6470 Route 20A, Suite 4, Perry, NY 14530-9796
Phone: (585) 237-4110; Fax: (585) 237-4113; www.wyomingco.net

YATES

Yates County Planning Department
417 Liberty Street, Suite 1093, Penn Yan, NY 14527-1122
Phone: (315) 536-5153; www.yatescounty.org

Appendix E: Planning Agencies/Organizations

Appendix E: Planning Agencies/Organizations

REGIONAL PLANNING AGENCIES

ADIRONDACK PARK AGENCY

1133 NYS Route 86, P.O. Box 99, Ray Brook, NY 12977
Phone: (518) 891-4050; Fax: (518) 891-3938; www.northnet.org/adirondackparkagency

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

(Counties of Albany, Rensselaer, Saratoga, and Schenectady)
Capital District Regional Planning Commission
One Park Place, Suite 102, Albany, NY 12205
Phone: (518) 453-0850; Fax: (518) 453-0856; www.cdrpc.org

CENTRAL NEW YORK REGIONAL PLANNING AND DEVELOPMENT BOARD

(Counties of Cayuga, Madison, Onondaga, and Oswego)
Central New York Regional Planning and Development Board
126 North Salina Street, Suite 200, 100 Clinton Square, Syracuse, NY 13202
Phone: (315) 422-8276; Fax: (315) 422-9051; www.cnyrpd.org

ERIE-NIAGARA Project

(Counties of Erie and Niagara)
Erie and Niagara Counties Regional Planning Board
95 Franklin Street, Room 1010, Buffalo, NY 14202
Phone: (716) 858-7256; Fax: (716) 858-7248; www.erie.gov/regionalframework

GENESEE-FINGER LAKES REGIONAL PLANNING COUNCIL

(Counties of Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, and Yates)
Genesee-Finger Lakes Regional Planning Council
50 West Main Street, Suite 8107, Rochester, NY 14614
Phone: (585) 454-0190; Fax: (585) 454-0191; www.gflrpc.org

HERKIMER-ONEIDA COUNTIES COMPREHENSIVE PLANNING PROGRAM

(Counties of Herkimer and Oneida)
Herkimer-Oneida Counties Comprehensive Planning Program
Union Station, 3rd Floor, 321 Main Street, Utica, NY 13501
Phone: (315) 798-5710; Fax: (315) 798-5852; www.oneidacounty.org

HUDSON VALLEY REGIONAL COUNCIL

Hudson Valley Regional Council
1662 State Route 300, Suite 155, Newburgh, NY 12550
Phone: (845) 564-4075; www.hvregionalcouncil.org

LAKE CHAMPLAIN-LAKE GEORGE REGIONAL PLANNING BOARD

(Counties of Clinton, Essex, Hamilton, Warren, and Washington)
Lake Champlain-Lake George Regional Planning and Development Board
One Lower Amherst St., P.O. Box 765, Lake George, NY 12845
Phone: (518) 668-5773; Fax: (518) 668-5774; Web: www.lclgrpb.org

Appendix E: Planning Agencies/Organizations

REGIONAL PLANNING AGENCIES

LONG ISLAND REGIONAL PLANNING BOARD

(Counties of Nassau and Suffolk)

Long Island Regional Planning Board

P.O. Box 6100, Hauppauge, NY 11788

Phone: (631) 853-5191; Fax: (631) 853-4044; www.nassaucountyny.gov

SOUTHERN TIER CENTRAL REGIONAL PLANNING AND DEVELOPMENT BOARD

(Counties of Chemung, Schuyler, and Steuben)

Southern Tier Central Regional Planning and Development Board

8 Denison Parkway East, Suite 310, Corning, NY 14830

Phone: (607) 962-5092; Fax: (607) 962-3400; www.stcplanning.org

SOUTHERN TIER EAST REGIONAL PLANNING & DEVELOPMENT BOARD

(Counties of Broome, Chenango, Cortland, Delaware, Otsego, Schoharie, Tioga, and Tompkins)

Southern Tier East Regional Planning Development Board

375 State Street, 2nd Floor, Binghamton, NY 13901

Phone: (607) 724-1327; Fax: (607) 724-1194; www.steny.org

SOUTHERN TIER WEST REGIONAL PLANNING AND DEVELOPMENT BOARD

(Counties of Allegany, Cattaraugus, and Chautauqua)

Southern Tier West Regional Planning and Development Board

4039 Route 219, Suite 200, Salamanca, NY 14779

Phone: (716) 945-5301; Fax: (716) 945-5550; www.southerntierwest.org

TUG HILL COMMISSION

Tug Hill Commission

Dulles State Office Building

317 Washington Street, Watertown, NY 13601-3782

Phone: (315) 785-2380; Fax: (315) 785-2574; www.tughill.org

UPPER DELAWARE COUNCIL

Upper Delaware Council

211 Bridge Street, Box 192

Narrowsburg, NY 12764; www.pawatersheds.org

METROPOLITAN PLANNING ORGANIZATIONS

ADIRONDACK-GLENS FALLS TRANSPORTATION COUNCIL (A/GFTC)

Washington County Municipal Center
Room A-231, 383 Upper Broadway, Fort Edward, NY 12828
Phone: (518) 746-2199; Fax: (518) 746-2441; www.agftc.org

BINGHAMTON METROPOLITAN TRANSPORTATION STUDY (BMTS)

Binghamton County Office Bldg., Fifth Floor
44 Hawley St., P.O. Box 1766, Government Plaza, Binghamton, NY 13902
Phone: (607) 778-2443; Fax: (607) 778-6051; www.bmtsonline.com

CAPITAL DISTRICT TRANSPORTATION COMMITTEE (CDTC)

One Park Place, Albany, NY 12205-2676
Phone: (518) 458-2161; Fax: (518) 459-2155; www.cdctcmo.org

ELMIRA-CHEMUNG TRANSPORTATION COUNCIL

400 East Church Street, Elmira, NY 14901
Phone: (607) 737-5510; Fax: (607) 737-5512; www.elmirampo.org

GENESEE TRANSPORTATION COUNCIL (GTC)

City Place, Suite 8112, 50 West Main St, Rochester, NY 14614-1227
Phone: (585) 232-6240; Fax: (585) 262-3106; www.gtcmpo.org

GREATER BUFFALO-NIAGARA REGIONAL TRANSPORTATION COUNCIL (GBNRTC)

438 Main Street, Suite 503, Buffalo, NY 14202
Phone: (716) 856-2026; Fax: (716) 856-3203; www.gbnrtc.org

HERKIMER-ONEIDA COUNTIES TRANSPORTATION STUDY (HOCTS)

Union Station, 321 Main Street, Utica, NY 13501
Phone: (315) 798-5710; www.oneidacounty.org

ITHACA-TOMPKINS COUNTY TRANSPORTATION COUNCIL (ITCTC)

121 East Court Street, Ithaca, NY 14850
Phone: (607) 274-5570; Fax: (607) 274-5578; www.co.tompkins.ny.us/itctc

NEWBURGH-ORANGE COUNTY TRANSPORTATION COUNCIL (NOCTC)

124 Main Street, Goshen, NY 10924
Phone: (845) 291-2318; Fax: (845) 291-2533; www.co.orange.ny.us

ULSTER COUNTY TRANSPORTATION COUNCIL

Ulster County Planning Department
County Office Building, 244 Fair Street, P.O. Box 1800, Kingston, NY 12402-1800
Phone: (845) 340-3340; Fax: (845) 340-3429; www.co.ulster.ny.us

Appendix E: Planning Agencies/Organizations

METROPOLITAN PLANNING ORGANIZATIONS

NEW YORK METROPOLITAN TRANSPORTATION COUNCIL (NYMTC)

199 Water Street, 22nd Floor, New York, New York 10038-3534

Phone: (212) 383-7200; Fax: (212) 383-2418; www.nymtc.org

POUGHKEEPSIE-DUTCHESS COUNTY TRANSPORTATION COUNCIL (PDCTC)

27 High Street, 2nd Floor, Poughkeepsie, NY 12601

Phone: (845) 431-7921; www.co.dutchess.ny.us/pdctc.htm

SYRACUSE METROPOLITAN TRANSPORTATION COUNCIL (SMTC)

126 North Salina Street, 100 Clinton Square, Suite 100, Syracuse, NY 13202

Phone: (315) 422-5716; Fax: (315) 422-7753; www.smtcmpo.org

Appendix F

Web sites of Interest

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American Planning Association
planning.org

New York Planning Federation
nypf.org

Albany Law School
als.edu

Pace University
law.pace.edu

Cornell University
Community and Rural Development Institute
Cornell.edu

Planning Commissioner's Journal
Pcj.typepad.com

Association of Towns of NYS
nytowns.org

Conference of Mayors of NYS
nycom.org

Association of Counties of NYS
nyac.org

Preservation League of NYS
preservenys.org

New York State Government
state.ny.us

New York State Senate
senate.state.ny.us

New York State Assembly
assembly.state.ny.us

NYS Department of State
Office of Local Government Services
dos.state.ny.us

NYS Department of Environmental Conservation
dec.state.ny.us

NYS Office of Parks, Recreation and Historic Preservation
nysparks.state.ny.us

NYS Department of Agriculture and Markets
agmkt.state.ny.us

NYS Department of Transportation
dot.state.ny.us

NYS Office of Real Property Services
orps.state.ny.us

NYS Division of Housing and Community Renewal
dhcr.state.ny.us

Adirondack Park Agency
apa.state.ny.us

Hudson River Valley Greenway Commission
hudsongreenway.state.ny.us

Builders Association of NYS
nysba.com

Tug Hill Commission
tughill.org

Sprawl Watch Organization
sprawlwatch.org

