

COMPREHENSIVE PLAN

A Comprehensive Plan is crucial in the development of land use regulations. A Comprehensive Plan is an important tool in ensuring a safe, pleasant, and economical environment to live in. More importantly, a clear Comprehensive Plan is needed if Zoning is also wanted in your community. The Zoning Regulations will run hand in hand with the future that is outlined in a Comprehensive Plan.

These plans are meant to be updated and be the general consensus of the community. Surveys should be performed and the community should have input in the end goal of the Comprehensive Plan. For examples of clear Comprehensive Plans, read the Village of New Berlin or the Town of Guilford's for an idea on how to begin. The Plan's are located on their respective municipalities websites.

CLEAN ENERGY
AND YOUR
COMPREHENSIVE
PLAN TRAINING



Scan the QR Code
above to see all
Land Use
Regulations
trainings
opportunities from
the New York State
Department of State.

Chenango County Department
of Planning and Development
5 Court Street
Norwich, NY 13815
(607) 337-1640

Please note, this flyer is for educational purposes only. Municipalities should also consult with their Municipal Attorney when adopting new laws and/or regulations.



CHENANGO COUNTY
GUIDE TO LAND USE
REGULATIONS

RENEWABLE ENERGY

ZONING REGULATIONS

SUBDIVISION & SITE PLAN

Renewable energy resources such as solar and wind power are one of the fastest growing land uses in Chenango County. One of the largest concerns regarding solar development is the effect it has on agriculture. To address this, municipalities are able to choose options regarding their Model Solar Energy Law to protect Prime Farmland. If interested in enacting a Model Solar Energy Local Law, visit <https://www.nyserda.ny.gov/solarguidebook>, which provides information on how to write the law.

THINGS TO CONSIDER

1. **DECOMMISSIONING PLAN**
2. **BONDS**
3. **PROXIMITY TO THREE PHASE POWER**

The Town of Norwich and the Town of Guilford each have Renewable Energy Systems local laws. They can be found on their respective websites.



Scan the QR Code to watch our training from NYSDOS regarding the Overview of the Model Solar Energy Law.



TOWN OF
OXFORD ZONING
REGULATIONS

Although frightening, and many times unwanted, zoning regulations are one of the best ways to limit development in your municipality.

Zoning regulations must be preceded by a strong Comprehensive Plan that outlines the goals for the future of the municipality. It is crucial that a strong Comprehensive Plan is in place, as zoning regulations can be battled in court without one.

Training opportunities regarding zoning regulations are available on the NYS Department of State website. Also available from NYSDOS is a Guide to Planning and Zoning Laws of New York State, as well as a document that explains the relationship between Zoning and the Comprehensive Plan. These can be found using the QR code below.



Subdivision and site plan regulations are one of the most common land use regulations in Chenango County. It is important to include specific language in your regulations that includes the ability to hire a consultant for the project. Certain projects have the ability to be much larger than a regular review. These projects are sometimes too cumbersome for a Planning Board to review and require the help of a consultant.

Another important aspect to consider is having a fee schedule for land use regulation applications. Many municipalities contain this information in the law itself. However, if amendments are ever needed for the fee schedule, the entire law will have to be opened for interpretation. If a fee schedule is created, this will be the only document that will have to be amended, not an review of an entire law.

TOWN OF
SMITHVILLE
FEE
SCHEDULE



- Site Plan Review Requirements & Standards
 - <https://dos.ny.gov/site-plan-review-0>
- Subdivision Review Guide
 - <https://dos.ny.gov/system/files/documents/2021/12/subdivisionreviewinnys.pdf>