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## Glossary

### Buffer Zone

An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

### Character

Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

### Clustered Development

Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open space area.

### Commercial

A land use classification that permits facilities for the buying and selling of commodities and services.

### Compatible

Capable of existing together without conflict or ill effects.

### Density, Residential

The number of permanent residential dwelling units per acre of land.

### Detention Pond/Basin

Ponds may be classified according to the broad function they serve, such as storage, diversion, or detention. Detention ponds are constructed to retard flood runoff and minimize the effect of sudden floods. Detention ponds fall into two main types. In one type, the water is temporarily stored, and released through an outlet structure at a rate which will not exceed the carrying capacity of the channel downstream. Often, the basins are planted with grass and used for open space or recreation in periods of dry weather. The other type, most often called a Retention Pond, allows for water to be held as long as possible and may or may not allow for the controlled release of water. In some cases, the water is allowed to seep into the permeable banks or gravel strata in the foundation. This latter type is sometimes called a Water-Spreading Dam or Dike because its main purpose is to recharge the underground water supply. Detention ponds are also constructed to trap sediment.

### Dwelling Unit

A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

### Easement

Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

### Easement, Conservation

A tool for acquiring open space with less than full-fee purchase, whereby a public agency or land trust acquires only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

### Environmental Impact Statement (EIS)

Under the State Environmental Quality Review Act, a statement analyzing the effect of development proposals and other major actions that significantly affect the environment.

### Expressway

A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

### Flood, 100-Year

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

### Floodplain

The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.

### Floodway

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

### Highway

High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

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## Household

All those persons, related or unrelated, who occupy a single housing unit.

### Low-income Household (Federal Definition):

A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

### Moderate-income Household (Federal Definition):

Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

### Very Low-income Household (Federal Definition):

A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development (HUD) for the Section 8 housing program.

### Housing, Affordable (Federal Definition)

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing, including utilities.

### Housing, Assisted:

Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs including, but not limited to Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), Community Development Block Grant, FMHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and units developed pursuant to local inclusionary housing and density bonus programs.

## Housing Unit

The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under state law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It also is a dwelling that cannot be moved without substantial damage or unreasonable cost. (See "Dwelling Unit." and "Household.")

## Housing, Senior Citizen

### Assisted Living:

Straight rental, regulated housing with services for semi-independent living. Provides assistance with 1 to 4 activities of daily living (more than 4 generally indicates need for nursing home), supervision of medications; activities, and 1 to 3 meals daily.

### Assistive Living:

Basically the same as assisted living, but non-regulated. Direct care is provided by arrangement with outside agency (e.g., visiting nurse service).

### Community Care Facility

Elderly housing licensed by the State Health and Welfare Agency, Department of Social Services, typically for residents who are frail and need supervision. Services normally include three meals daily, housekeeping, security and emergency response, a full activities program, supervision in the dispensing of medicine, personal services such as assistance in grooming and bathing, but no nursing care. Sometimes referred to as residential care or personal care. (See "Congregate Housing.")

### Congregate Housing Developments:

Multi-unit housing buildings (private rooms or full apartments) for seniors that integrate private living units with the availability of optional congregate meals, socialization activities, and a range of non-health-related supportive assistance such as housekeeping, counseling and transportation. Congregate housing does not require licensure or certification because personal care services are not provided. May be subsidized or non-subsidized.

### Continuing Care Retirement Communities (CCRCs):

Multiple-level complexes restricted to persons over a specified age. They include independent living units (apartments and/or cottages), social activities, congregate meals, supportive assistance and personal care on one campus. Nursing home care is also included, but may be provided on or off campus. One time entry fee

and regular monthly charges. Regulated as a single, total entity by NYS. Contract for housing, supportive assistance and a specified amount of nursing care.

#### Enriched Housing Program:

A services program licensed by the NYS Department of Health. It provides congregate meals, housekeeping, homemaking, transportation, social activities, supervision, and personal care for individuals aged 65 and over. Operates in multi-unit apartment buildings.

#### Entry Fee Housing:

Up-front endowment (e.g., from home sale), sometimes refundable at death or moving; amenities

#### Family Type Homes and Adult Homes:

For adults of all ages, provide residents with supportive services, meals, supervision, and personal care. Family Type Homes are typically single family homes in which the homeowner provides care to four or fewer adults: these are certified by County Departments of Social Services. Adult Homes provide room and services to five or more adults and are licensed by the State Department of Health.

#### Life Care Communities:

Up front fees; amenities; includes health care; regulated by state

#### Market Rate Housing:

Straight rental; housing plus amenities (a meal, shopping, etc.). May include assisted living and/or may include skilled nursing care.

#### Subsidized Housing for Low Income Residents:

Income guidelines (e.g., 30% of net monthly income). May provide a rent subsidy under Section 8. May be part subsidized and part non-subsidized. No services

#### Impervious Surface

Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

#### In-Lieu-Of-Fees

Money provided in place of something else. Two common uses are “payment in lieu of taxes” (fees paid by not-for-profit developments that take the place of the taxes that would have been assessed on for-profit development, and that are intended to offset their public impacts) and payments made by developers to the town as part of an

Incentive Zoning agreement that take the place of the developer's provision of public amenities (such as dedicated open space).

#### Infrastructure

Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

#### Institutional Planned Development District (IPD)

This district is intended to recognize and permit the unified and orderly development of major cultural, educational and medical institutions in order to support and enhance their benefit to the community. This district allows flexibility in planning and development by evaluating and accommodating incremental growth and change, thereby assuring compatibility with adjacent, non-institutional districts. This district provides for town administrative control over institutions while providing these institutions with a mechanism for adjusting to their changing environment. Requires rezoning by Town Board. Permitted uses are limited to educational, medical and elderly care facilities.

#### Level of Service (Traffic)

A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

##### Level of Service A

Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

##### Level of Service B

Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

##### Level of Service C

Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

##### Level of Service D

Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

##### Level of Service E

Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not

uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.

#### Level of Service F

Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

#### Light Pollution

Generally, any light that is not naturally occurring that negatively impacts areas other than those for which it was intended. Light pollution can mean anything from the light shining from an adjacent parking lot into a bedroom window to the inability of an astronomer to observe the sky because of the intensity of light emanating from an expanding developed area.

#### Mixed-use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

#### Noise Pollution

Generally, any sound that is not naturally occurring that negatively impacts areas other than those for which it was intended. The determination of whether a sound is "noise" is an individual determination, although many communities have established standards that attempt to prohibit sounds that are generally considered to be nuisances.

#### Non-conforming Use

A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes 1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), 2) non-conforming use of a conforming building, 3) non-conforming use of a non-conforming building, and 4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended Comprehensive Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the Comprehensive Plan, will be a non-conforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

#### Parcel

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

### Planned Residential Development District (PRD)

A zoning designation incorporated in the town's Comprehensive Development Regulations but dependent upon the acceptance of a specific development proposal by the Town Board for its implementation through rezoning of land. PRDs are intended to promote the development of a variety of housing types within the medium density and high density ranges prescribed in the Comprehensive Plan. Single family attached and detached dwellings are permitted by right; other uses are conditionally permitted dependent on the applicant's demonstration to the Planning Board that they meet the intentions of the regulations. The use and bulk requirements of the existing zoning district are replaced by the approval by the Town Board of a plan for development of the area.

### Planned Unit Development District (PUD)

A zoning designation. The intent of the PUD is to "provide performance criteria in the context of flexible use and design regulations so that small-to-large scale residential neighborhoods may be developed within designated districts incorporating a variety of residential types and nonresidential uses and containing both individual building sites and common property which are planned and developed as a unit." PUDs specifically encourage innovation in residential development so that the growing demands for housing at all economic levels may be met by a greater variety in type, design and siting of dwellings and by the conservation and more efficient use of land. The use and bulk requirements of the existing zoning district are replaced by the approval by the Town Board of a plan for development of the area. PUDs are intended primarily as residential developments. Commercial, office and research uses are limited and must be scaled to primarily serve the residents of the PUD.

### Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

### Right-of-way

A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

### Riparian Lands

Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

### Sanitary Sewer

A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leach fields (that hold refuse liquids and waste matter on-site).

#### Section 8 Rental Assistance Program

A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30 percent of the household's adjusted gross monthly income (GMI). "Section 8" includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

#### Septic System

A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. (See "Sanitary Sewer.")

#### Set-Asides

Provisions established by a public agency to require that a specific percentage of housing units in a project or development remain affordable to very low- and low-income households for a specified period.

#### Setback

The horizontal distance between the property line and any structure.

#### State Environmental Quality Review Act (SEQRA)

A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Statement (EIS) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "Generic EIS."

#### Street

##### Arterial:

Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway that provides intra-community travel and access to the county-wide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is common.

**Collector:**

Relatively-low-speed (25-30 mph), relatively-low-volume (5,000-20,000 average daily trips) street that provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

**Local or Minor:**

A street whose primary intended purpose is to provide access to fronting properties.

**Major:**

The transportation network that includes a hierarchy of freeways, arterials, and collectors to service through traffic.

**Private Road/Private Street:**

Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion.

**Through:**

Streets that extend continuously between other major streets in the community.

**Transfer of Development Rights (TDR)**

Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

**Wetlands**

Areas where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

**Zoning**

The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the Comprehensive Plan.

**Zoning District**

A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

**Zoning, Exclusionary**

Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community. Exclusionary zoning is illegal.

**Zoning, Incentive**

The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits--such as preservation of greater than the minimum required open space or provision for low- and moderate-income housing, or payments in lieu of provision of public benefits--are included in a project.

**Zoning Map**

An official map of the town that references the uses permitted and standards required by the Comprehensive Development Regulations in specific areas of the town.