

## ZONING

### *175 Attachment 4*

#### **Appendix D Development Considerations, Town of Lake George**

The following are those factors which relate to potential for adverse impact upon the park's natural, scenic, aesthetic, ecological, wildlife, historic, recreational or open space resources and which shall be considered, as provided in this chapter, before any Class A regional project or Class B regional project is undertaken in the Town. Any burden on the public in providing facilities and services made necessary by such land use and development or subdivision of land shall also be taken into account, as well as any commercial, industrial, residential, recreational or other benefits, which might be derived there from.

##### A. Natural resource considerations.

##### 1. Water:

- (a) Existing water quality;
- (b) Natural sedimentation of siltation;
- (c) Eutrophication;
- (d) Existing drainage and runoff patterns;
- (e) Existing flow characteristics; and
- (f) Existing water table and rates of recharge.

##### 2. Land:

- (a) Existing topography;
- (b) Erosion and slippage;
- (c) Floodplain and flood hazard;
- (d) Mineral resources;
- (e) Viable agricultural soils;
- (f) Forest resources;

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- (g) Open space resources;
- (h) Vegetative cover; and
- (i) The quality and availability of land for outdoor recreational purposes.

### 3. Air:

- (a) Air quality.

### 4. Noise:

- (a) Noise levels.

### 5. Critical resources areas:

- (a) Rivers and corridors of rivers designated to be studied as wild, scenic or recreational in accordance with the Environmental Conservation Law;
- (b) Rare plant communities;
- (c) Habitats of rare and endangered species and key wildlife habitats;
- (d) Alpine and subalpine life zones;
- (e) Wetlands;
- (f) Elevations of 2,500 feet or more; and
- (g) Unique features, including gorges, waterfalls and geologic formations.

### 6. Wildlife:

- (a) Fish and wildlife.

### 7. Aesthetics:

- (a) Scenic vistas; and
- (b) Natural and man-made travel corridors.

## B. Historic site considerations.

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1. Historic sites or structures.
- C. Site development considerations.
1. Natural site factors:
    - (a) Geology;
    - (b) Slopes;
    - (c) Soil characteristics; and
    - (d) Depth to groundwater and other hydrological factors.
  2. Other site factors:
    - (a) Adjoining and nearby land uses; and
    - (b) Adequacy of site facilities.
- D. Governmental considerations.
1. Governmental service and finance factors:
    - (a) Ability of government to provide facilities and services; and
    - (b) Municipal school or special district taxes or special district user charges.
- E. Governmental review considerations.
1. Governmental control factors:
    - (a) Conformance with other governmental controls.