# Project Profile 4: Update Town Code with Water Protection Methods

TARGETED POTENTIAL CONTAMINANT SOURCE: Any Unwanted Contamination of Source Water in Critical Areas

Since Orangetown relies on groundwater for approximately 70% of its water supply, it is important to protect the groundwater from contamination. Overlay zones identify areas on the surface that can affect the underlying groundwater and can offer water quality protection by setting additional standards for development in the identified areas.

This plan recommends that Orangetown develop an overlay district for the well critical areas focusing on regulating light and heavy industrial operations. An overlay zone overlays existing zoning districts and adds additional requirements to the underlying district zoning. The underlying zoning remains unless the overlay zone provisions specifically modify it. Any development, improvements, redevelopment, or subdivisions on a parcel within the well critical areas will be subject to planning board review for the new overlay requirements.

The first step in developing an overlay zone is to map the zone's boundaries. Orangetown's overlay zone will be for the source water critical areas defined by this plan, however it is recommended that the boundaries undergo a field investigation before they are established ensure accuracy.

We recommend that the Plan Management Team along with other important individuals from the Town of Orangetown convene to discuss the specific provisions that should be included in the overlay zone. Standards should reduce or mitigate the adverse impacts that development or other activities might have on the aquifer. When discussing which rules/limits to include in the overlay district, questions such as below should be considered:

- What are we limiting? How should we define those limits?
- What are the rules for new vs. existing businesses?
- What are the rules for if a business is sold?
- Are retrofits needed? What should the retrofits be based off?

Based on conversation with the DWSP2 Committee, potential ideas to include as part of the overlay are as follows:

- Protecting groundwater drinking sources and local waterbodies
- Developing and implementing stormwater management practices on new construction
- Creating buffer zones around waterbodies and well heads
- Requiring a zero-runoff ordinance on newly constructed properties
- Lower requirements for stormwater management from 1 acre in the critical area for specific land uses

GOALS AND PRIORITIES:

- Regulate zoning in well field critical areas
- Promote cleaner drinking water by limiting future development of manufacturing facilities

**Priority Level:** High

SUMMARY OF PROTECTION AND MANAGEMENT METHODS:
Methods to reduce the risk and mitigate the threat include:

- Develop new aquifer zoning overlay district for the well field critical areas

POTENTIAL COSTS:
**Estimated Costs:** $100,000
Potential costs include staff time to plan for the overly district, apply for potential grants, develop the overlay, staff time to update town code, hiring of a consultant to field test the critical area boundaries, hiring of a consultant to assist in defining appropriate standards and limits to employ in the overlay district

**Cost Classification:** High

POTENTIAL FUNDING SOURCES:

- **Town of Orangetown Budget**
- **Hudson River Estuary Program Local Stewards Planning Grant**
    - Provides funding for planning a conservation overlay zone or natural resource protection regulations for priority lands and waters identified as important in a municipal or inter-municipal plan.
- **NYS DOS Smart Growth Program Community Planning and Zoning Grant Program**
    - Provides funding for preparation and local adoption of new or updated community wide zoning regulations or the amendment of existing zoning regulations for part of town, village, or city. Zoning must integrate smart growth principals.

POTENTIAL PARTNERSHIPS - PEOPLE AND AGENCIES INVOLVED:

- Town of Orangetown
- Plan Management Team

SUGGESTED TIMELINE:
**Short-term:** Approximately 1-2 years for initial planning and grant application
**Medium-term:** Approximately another 2-3 years for development and finalization

POTENTIAL BARRIERS:

- Balancing well location privacy with need to prevent unwanted contamination of the water system.
- Additional funding is needed to assist with verifying the overlay district boundaries and identifying standards to implement.

IMPLEMENTATION STEPS:

1. Plan Management Team meet to identify the areas to include in the new zoning overlay district
2. Plan Management Team discuss update with Orangetown Planning and Zoning Boards
3. Apply for grant funding
4. Develop a committee to work on the creation of the new overlay district
5. Hire a consultant to field test the critical area boundaries and assist with determining which standards to include in the overlay district
6. Discuss and determine which standards to include

7. Update the Town Code with the new overlay district
8. Develop informational materials on the update that can be distributed to the public via social media, informational mailings, web postings, newspaper postings, public meetings, or workshops.
9. Distribute materials to the Town

# Project Profile 5: Host and Maintain Source Water Mapping

TARGETED POTENTIAL CONTAMINANT SOURCE: Any Unwanted Contamination of Source Water in Critical Areas

Source water maps will be hosted and maintained by Orangetown moving forward, allowing for ease of access to the potential contaminant source database and the ability to update maps as needed. Future updates to the maps will enable Orangetown to adjust and respond to any emerging contaminant sources.

Source water maps are recommended to be converted to an online format so that the maps can be easily viewed and digested by all audiences.

GOALS AND PRIORITIES:

- Mange source water and critical area potential contaminant sources
- Continue to adapt to a changing landscape

**Priority Level:** Low

SUMMARY OF PROTECTION AND MANAGEMENT METHODS:
Methods to reduce the risk and mitigate the threat include:

- Continue to keep track of identified and emerging contaminant sources
- Host source water maps in a format that is accessible to the community

POTENTIAL COSTS:
**Estimated Costs:** $20,000
Potential costs include staff time to set up the source water maps in the mapping platform, staff time to maintain the database and answer any inquiries, staff time to update the source water maps as needed with additional contaminant sources. Costs also include annual fees to use and maintain the software where the data is housed.

**Cost Classification:** Medium

POTENTIAL FUNDING SOURCES:

- Town of Orangetown

POTENTIAL PARTNERSHIPS - PEOPLE AND AGENCIES INVOLVED:

- Town of Orangetown
- Plan Management Team

SUGGESTED TIMELINE:
**Short-term:** Approximately 1 year for planning and data transfer
**Ongoing:** Continuous hosting and updating of the database

POTENTIAL BARRIERS:

- Identifying which platform to host the maps on
- Managing the cost of hosting the data

- Identifying staff member(s) to maintain and update the database

IMPLEMENTATION STEPS:

1. Plan Management Team and Town of Orangetown obtain source water map data from HVRC
2. Plan Management Team and Town of Orangetown identify the platform in which to host the maps
3. Determine where the hosted maps and database will be listed
4. Plan Management Team and/or Town of Orangetown staff member upload data into the mapping platform and develop maps
5. Determine who will be responsible for maintaining the database and what sort of access will be given to the general public
6. Determine a schedule for updating the database and maps
7. Publish the maps