

STEEP SLOPES

TOWN OF ESSEX

PLANNING COMMISSION

WHY ARE STEEP SLOPES AN ISSUE?

- CHANGES IN THE VISUAL CHARACTER OF THE SITE MAY OCCUR AND SLOPE INSTABILITY, EROSION, AND/OR DRAINAGE PROBLEMS MAY RESULT
- HILLSIDES ARE LIKELY TO HOUSE NATIVE PLANT COMMUNITIES WHICH COULD BE LOST AS A RESULT OF TOPOGRAPHIC ALTERATION.
- IMPROPER GRADING OFTEN ALTERS THE SURFACE WATER FLOW AND MAY CAUSE FLOODING FOR THE SITE AND THE SURROUNDING PROPERTY OWNERS.
- EXCESSIVE GRADING MAY ALSO ALTER THE GROUNDWATER LEVEL, WHICH MAY CAUSE THE SLOW DEATH OF TREES AND GROUND COVER, AND IN TURN DESTROY WILDLIFE HABITATS.
- SOURCE: HUD EXCHANGE WEBSITE

STEEP SLOPES AND WATERSHEDS: LAKE GEORGE LOW IMPACT

- DISTURBING STEEP SLOPES GREATLY INCREASES FLOW VELOCITIES THAT CARRY SEDIMENTS, AND CAN INCREASE LOCAL FLOODING CONDITIONS. STEEP SLOPES REQUIRE A LARGE FOOTPRINT OF DISTURBANCE TO CREATE A BUILDABLE, LEVEL AREA AND MEET EXISTING GRADES. DISTURBANCE OF STEEP SLOPES RESULTS IN VISUAL IMPACTS THAT CHANGE THE CHARACTER AND AESTHETICS OF THE LAKE GEORGE WATERSHED.

SLOPE RATINGS FROM HUD

Limitations	Suitability Rating	Residential	Commercial	Industrial Park
Slight	Optimum	0–6%	0–6%	0–2%
Moderate	Satisfactory	6–12%	6–12%	2–6%
Severe	Marginal	12–18%	12–18%	6–12%
Very Severe	Unsatisfactory	>18%	>18 %	>12 %

TYPICAL STEEP SLOPE REGULATIONS

- REVIEWED ZONING REGULATIONS FROM WEB
- TWENTY PERCENT MAXIMUM
- FIFTEEN PERCENT IN SOME JURISDICTIONS
- ESSEX REGULATIONS ARE NOT UNUSUAL OR ONEROUS!

POTENTIAL ZONING SOLUTIONS

- AMENDS THE ZONING ORDINANCE, SUBDIVISION LAW, OR CREATES A STANDALONE LAW TO REGULATE THE AMOUNT OF LAND THAT CAN BE DISTURBED IN ANY PROJECT;
- THE VEGETATION THAT MUST REMAIN ON AND AROUND THE SLOPE; AND THE AMOUNT OF IMPERVIOUS SURFACES.
- CHANGES TO ZONING CAN INCORPORATE IMPERVIOUS SURFACE COVERAGE LIMITS BY DISTRICT;
- FROM NYS SECRETARY OF STATE