

## Appendix A – GLOSSARY

**AFFORDABLE HOUSING:** The measure of affordability, as defined by the U.S. Department of Housing and Urban Development (HUD), which considers housing affordable for a low-income household if it consumes no more than thirty percent (30%) of that household's income.

**AFFORDABLE (HOMEOWNERSHIP)** The measure of affordability that meets the needs of households with incomes equal to or less than eighty percent (80%) of the median income of the metropolitan statistical area or county in which the housing is located. Low-Income shall mean fifty percent (50%) of the area median income. Median-Income shall mean eighty percent (80%) of the area median income.

**AGRICULTURE:** The use of land for the growing and/or production of field crops, livestock, and livestock products including, but not limited to, the following field crops, including: barley, wheat, oats, soy beans, corn, hay, potatoes, rye, sorghum and sunflowers.

- a) Livestock, including dairy and beef cattle, goats, horses, sheep, hogs, poultry, game birds and other animals including dogs, ponies, and rabbits.
- b) Livestock products, including milk, butter, eggs, cheese, meat, fur, and honey.

**AGRICULTURAL DATA STATEMENT:** Forms prescribed by a municipality to be used as a means of identification of farm operations within an agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals, or town board pursuant to Article 16 of the Town Law, as provided in Section 305-a.

**AGRICULTURAL DISTRICT:** A defined area of land consisting of at least five hundred (500) acres that landowners have submitted a proposal to the county legislative body for the creation of an agricultural district within such county, or a defined area of land comprised of at least ten percent of the total land proposed to be included in the district, whichever is greater, consistent with the criteria set forth in Article 25 AA of the State Agriculture and Markets Law, Sections 300-310. In the Town of Sweden, there are two agricultural districts established by the Monroe County Legislature and certified by the Commissioner of the State Department of

Agriculture and Markets. They are known as the Midwestern Monroe County Agricultural District (or Monroe District #1) and the Northwestern

Monroe County Agricultural District (or Monroe District #5). These districts are established for an eight-year period.

**ALTERNATIVE ENERGY SYSTEMS:** Structures, equipment, devices or construction techniques used for the production of heat, light, cooling, or electricity or other forms of energy on-site and may be attached to or separate from the principal structure. Current examples include windmills, solar collectors and solar green houses, heat pumps or other related devices.

**ARTERIAL ROUTE:**

Major – A street with access control, channelized intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

Minor – A street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets. For further definitions of highways see Functional Classification below.

**ARTICLE 24 PERMIT:** Written approval by the New York State Department of Environmental Conservation to conduct a regulated activity in a wetland or adjacent area. Regulated activities include, among other things, drainage, dredging, excavation, mining, dumping, filling, erection of structures and construction of roads.

**BASE FLOOD:** Commonly referred to as 100 year flood, is a flood of the magnitude that has a one percent (1%) chance of occurring in any given year.

**BENEFIT ASSESSMENT:** Special district charge levied on property located within an area where infrastructure improvements have been made, or public safety services contracted for by the Town Board. (e.g. Water District, Sewer District or Fire Protection District).

**BUILD OUT:** A point in time at which land has been developed to the maximum extent permissible by ordinance or physically possible.

**BUFFER:** A land area or landscaping treatment which is used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.

**CAPACITY:** In transportation, the maximum traffic flow (expressed in terms of vehicles per unit time) that can be accommodated on a given roadway under a specified safety regime.

**CAPITAL IMPROVEMENT PROGRAM:** The multi-year scheduling of expenditures for capital projects (as defined by New York State Law) which the Town proposes to build or purchase over the next six years. Examples of Capital Improvements include, but are not limited to Town Highways; Town Drainage District Projects; Town Buildings; Town Parkland Acquisition and Improvements; and purchases of highway equipment.

**CHIPS:** The New York State Consolidated Local Street and Highway Improvement Program (CHIPS). A state program that involves funding for local highway operations and maintenance.

**COLLECTOR ROUTE:** A street which collects traffic from local streets and connects with minor and major arterials.

**COMMUNITY BUSINESS:** An area located exclusively along major transportation routes and adjacent to established centers of population within the community, comprised of parcels having a minimum contiguous size as specified by ordinance, developed according to an overall plan intended to minimize the disruptions to through traffic movements, consisting of uses that provide a broad range of commercial goods, services and personal needs, with facilities necessary to serve the needs of the population of major portions of the municipality and adjacent areas.

**COMPREHENSIVE APPROACH:** Looking at a situation in terms of how it will affect the entire community, rather than just a portion of it.

**CONDUITS:** Protective casings buried underground that protect utility lines.

**CONSERVATION EASEMENT:** A restriction placed upon the use of a specific portion of land for a specific purpose. The restriction may or may not permit public access to or across the parcel of land.

**CRITICAL ENVIRONMENTAL AREA (CEA):** A specific geographic area designated by a state or local agency that has exceptional or unique characteristics that make the area environmentally important. Designation of an area as a CEA ensures that all projects subject to SEQRA review that take place in that area will receive a more thorough review from involved agencies.

**DEC:** New York State Department of Environmental Conservation.



**DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR LAND DEVELOPMENT:**

Standards and criteria established by the Town Planning Board for the design, construction and/or installation of infrastructure necessary for the development of a site. These standards also include other regulations pertaining to development that are not included in the Town Code.

**DENSITY OF DEVELOPMENT:** The number of dwelling units per unit of land. Unit of land is usually stated as one acre, (i.e. 2 units per acre, 4 units per acre, 5 acres per unit, etc.) after land exclusions have been calculated for such fixtures as roads.

**DETENTION:** Release of surface and storm water runoff from the site at a slower rate than is collected by the drainage facility system, the difference being held in temporary storage.

**DEVELOPMENT:** Any man-made change to improved or unimproved real estate. This includes, but is not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, and storage of equipment and materials.

**DRAINAGE:** The collection, conveyance, containment, and/or discharge of surface and storm water runoff.

**DRAINAGE BASIN:** A geographic and hydrologic sub-unit of a watershed.

**DRAINAGE DIVIDE:** The boundary between one drainage basin and another.

**ENVIRONMENTAL ATLAS:** A series of maps depicting land use, special districts and environmental features for the Town/Village. These maps are on file in the Town/Village Planning Offices and the Monroe County Department of Planning and Development Office.

**ENVIRONMENTAL PROTECTION OVERLAY DISTRICT (EPOD):** An area of land which contains one or more environmentally sensitive features. For example, an EPOD could be determined by taking a parcel base map of a municipality and overlaying maps indicating steep slopes, wetlands and other features onto the base. The delineated environmentally sensitive areas would then have a number of restrictions on the number of homes or other development that could occur in those areas. Constraints on roads and utility construction through these areas would also be established.



**EROSION:** The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep, detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

**EROSION/SEDIMENT CONTROL:** Any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation, and ensure that sediment-laden water does not leave the site.

**EROSION/SEDIMENT CONTROL FACILITY:** A type of drainage facility designed to hold water for a period of time to allow sediment contained in the surface and storm water runoff directed to the facility to settle out so as to improve the quality of the runoff.

**FEMA:** Federal Emergency Management Agency. Responsible for administration of Federal Flood Insurance Program.

**FIRE PROTECTION CLASS RATING:** A classification made by the State Insurance Service Officer that determines the cost of fire insurance for a structure. The rating is based on series of criteria associated with the delivery of fire protection services.

**FIRE PROTECTION DISTRICT:** A legally established and defined area of the Town for which fire protection services are contracted for by the Town Board with a local fire department. In the Town of Sweden this area is known as the *Sweden Fire Protection District*.

**FLOOD:** An overflow of lands not normally covered by water and that are used or usable by humanity. Floods have two essential characteristics: the inundation of land is temporary; and the land is adjacent to an inundated overflow from a river or stream, lake, or other body or standing water.

**FLOOD HAZARD AREAS:** Those areas subject to inundation by a flood. Includes, but is not limited to streams, lakes, wetlands, and closed depressions.

**FLOODPLAIN:** Areas located along certain watercourses in the Town of Sweden and the Village of Brockport that have been identified by FEMA, under provisions of the National Flood Insurance Program, as having at least a one percent chance of flooding in any one year.

**FLOODWAY:** The channel of the river or stream and those portions of the adjoining floodplains which carry and discharge the base flood flow.

**FUNCTIONAL CLASSIFICATION:** A system adopted by most U.S. localities to classify roadways in accordance with the function they serve. Functional classification is thus distinguishable from jurisdictional classification. Transportation facilities are classified by the relative importance of the movement and access function assigned to them. The access function often detracts from the movement function and vice versa. In the hierarchy of highway facilities, freeways and major arterials constitute the major highway system, while collector and local streets comprise the local street system. The classification of streets is essentially a determination of the degree to which access functions are to be emphasized at the cost of the efficiency of movement or discouraged to improve the movement function. The functional classifications are: Principal Arterial (Expressway), Principal Arterial, Minor Arterial, Collector and Local Street.

**GRANDFATHERED:** Development or activity initiated prior to latest version of codes and regulations, and allowed to continue even though not in conformance, also known as preexisting nonconforming use.

**HABITAT FRAGMENTATION:** The breakup of forests or other natural resource land (wetlands, meadows) into ever smaller or isolated patches.

**IMPACT FEES:** Assessments paid as a condition of site plan or subdivision approval to cover the cost of infrastructure improvements that are required to meet the needs of the proposed development.

**INCENTIVE ZONING:** Incentive zoning is a system by which zoning incentives are provided to developers on the condition that specific physical, social, or cultural benefits are provided to the community. Incentives include increases in the permissible number of residential units or gross square footage of development, or waivers of the height, setback, use, or area provisions of the zoning ordinance. The benefits to be provided in exchange may include affordable housing, recreational facilities, open space, day care facilities, infrastructures, or cash in lieu thereof.

**INFILLED:** The development of new buildings on vacant lands in a built up area.

**LETTER OF CREDIT:** Notice from a bank that certifies that funds are being held in escrow to pay for pre-agreed upon development improvements (e.g. streets, sewers).

**LOW DENSITY RESIDENTIAL:** A parcel of land containing one acre or more in size which is used primarily for a single family dwelling unit.

**MAJOR COLLECTOR STREET:** A highway whose function is to collect and distribute vehicles to and from traffic generators such as large residential, commercial and industrial areas.

**MINOR COLLECTOR STREET:** A highway whose function is to carry traffic between local roads and the major collector and arterial highways in the community.

**MITIGATION MEASURES:** Improvements or agreements to minimize the effect of construction, or to balance adverse effects in one area with improvements in another area.

**MUNICIPALITY:** A primarily political unit having corporate status and powers of self-government (e.g., Town, Village, City).

**NYCRR:** Legal abbreviation for New York Code of Rules and Regulations.

**NATIONAL FLOOD INSURANCE PROGRAM:** A program administered by the Federal Emergency Management Agency (FEMA) which provides property insurance to homeowners and businesses whose properties lie within a designated flood hazard area (100 year floodplain). The flood insurance program is administered locally by each municipality (town, city, village) when it adopts its own set of floodplain regulations that govern the type and conditions under which a floodplain area may be developed. These local floodplain development regulations must meet certain minimum requirements in order for the municipality to maintain its eligibility for National Flood Insurance.

**NATURAL DRAINAGE COURSES:** Any natural waterway, including streams, rivers, creeks, ditches, channels, gullies, or ravines, which remove surface or groundwater run-off from surrounding lands.

**NEIGHBORHOOD SERVICE AREA:** Refers to the geographic area that surrounds a school, park or commercial facility. The area is usually delineated by a walking distance of approximately one-half to one mile.

**OPEN AREA:** Any area characterized by natural scenic beauty or, whose existing openness, natural condition or present state of use, if preserved, would enhance the present and potential value of abutting or surrounding development or would establish a desirable pattern of development or would offer substantial conformance with the planning objectives of the municipality or would maintain or enhance the conservation of natural or scenic resources.

**OPEN SPACE INDEX:** An inventory of open areas within the municipality, prepared and maintained by the Conservation Board and accepted by the Town Board.

**PATIO HOME:** A single family detached dwelling which has a private outdoor space in the rear of the home clearly defined by walls, fences, or shoulders and which has only one usable side yard. The other side of the building is located on the lot line. A legal agreement such as an easement must exist which allows the dwelling owner room to perform maintenance functions.

**PDR (PURCHASE OF DEVELOPMENT RIGHTS):** A program for a municipality to voluntarily acquire the rights to development of certain lands, which are deemed by the community to be worthy of preservation in their natural state. Through such a program the landowner retains all other rights except those for development.

**PERCOLATION:** The movement of water through soil.

**PERCOLATION RATE:** The rate, usually expressed inches/hour, in which water moves through saturated granular material.

**PERFORMANCE STANDARDS:** A flexible set of requirements that more directly regulates the consequences of development than otherwise available by a specific set of standards.

**PLANNED DISTRICT:** An area of a minimum contiguous size as specified by ordinance, developed according to a plan as a single entity and containing one or more structures with appurtenant common areas.

**QUALITATIVE STANDARDS:** Standards which are based on a characteristic or trait, such as lighting “in such a manner as to not create annoyance.”

**QUANTIFIABLE STANDARDS:** Standards that are based on a numerical system, such as lighting allowed according to the number of foot candles or density based on the number of units per acre.

**RESTRICTIVE COVENANTS:** A legal agreement which places a restriction of some sort on the use of the land. The restrictive covenant usually runs with the land and is binding upon subsequent owners of the property.

**RETENTION:** A practice designed to store storm water runoff by collection as a permanent pool of water without release except by means of evaporation, infiltration, or attenuated release when runoff volume exceeds the permanent storage capacity of the permanent pool.

**REVERSE FRONTAGE LOT:** A lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot, and which is not accessible from one of the parallel or nonintersection streets upon which it fronts.

**RIGHT-OF-WAY:** A strip of land which is acquired, usually by a government body, for the purpose of a road, crosswalk, railroad, utility lines, or other similar uses.

**RIGHT TO FARM LAW:** A law enacted by a municipality that protects farmers from nuisance ordinances and nuisance suits that would restrict normal farming practices.

**REPARIAN:** Pertaining to the banks of streams, wetlands, lakes or tidewater. A relatively narrow strip of land that borders a stream or river, often coincides with the maximum water surface elevation of the 100 year storm.

**RUNOFF:** Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water. The portion of precipitation, snow melt, or irrigation that flows over and through the soil, eventually making its way to surface water supplies (such as streams, rivers, ponds); runoff includes surface runoff, underflow and ground water flow.

**RURAL CHARACTER:** The combination of natural and built features that portray the traditional form and preserve the traditional function of the rural landscape. In the Town of Sweden, rural character is manifested in a backdrop of open and successional fields, forests and wetlands, dotted with natural features such as creeks, the escarpment and structures such as barns, hedgerows, stone fences, historic and archaeological sites.

Homes are scattered or low-density. The physical features support the traditional function of the rural landscape—agriculture, outdoor recreation and diverse wildlife habitat.

**SEDIMENT:** Fragmented material that originates from weathering and erosion of rocks or unconsolidated deposits, and is transported by, suspended in, or deposited by water.

**SEDIMENTATION:** The depositing or formation of sediment. Removal, transport, and deposition of detached sediment particles by flowing water or wind.

**SEQRA (STATE ENVIRONMENTAL QUALITY REVIEW ACT):** Refers to 6 NYCRR Part 617, environmental review regulations, which are applicable to all state and local agencies within New York State, including all political subdivisions, districts, departments, authorities, boards, commissions, and public benefit corporations. Typical actions which require environmental review under SEQRA include site plan approvals, re-zoning actions, formation of special districts, subdivision approvals, funding and other governmental activities.

**SETBACK:** The distance between the street right-of-way and the front, side, and rear lines of a building or any projection thereof, or the minimum prescribed distance to a lot line that a structure can be placed by town or village regulations.

**SEWER TRUNK LINES:** The main sewer lines which gather sewage from smaller lines.

**SHARED ACCESS PARKING:** A provision for two or more separate uses to use the same parking area.

**SILTATION:** The process by which a stream, river, lake, or other water body becomes clogged with sediment.

**SITE:** The portion of a piece of property which is directly subject to development.

**SPECIAL FLOOD HAZARD AREA:** An area having special flood, mudslide (i.e. mudflow) and/or flood-related erosion hazards.

**STEEP SLOPE:** Refers to a site's topographic feature where the slope of the land is fifteen percent (15%) or greater.

**STORMWATER DETENTION:** Storm water runoff is collected from a developed area onsite and detained before it is released at a controlled rate not to exceed the rate of runoff that would occur under natural conditions.

**STRIP COMMERCIAL DEVELOPMENT:** Commercial or retail development, usually one-store in depth, that fronts on and along a major collector street.

**SURFACE AND STORM WATER:** Water originating from rainfall and other precipitation that is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes and wetlands as well as shallow ground water.

**SURFACE RUNOFF:** Precipitation excess that is not retained on vegetation or surface depressions and is not lost by infiltration or evaporation, and thereby is collected on the land surface from where it runs off.

**TOPOGRAPHY:** General term to include characteristics of the ground surface such as plains, hills, mountains, degree of relief, steepness of slopes, and other physiographic features.

**TOWN OF SWEDEN:** Land comprising the Town of Sweden and which are located within the County of Monroe, New York.

**TOWN LAW SECTION 278:** Section 278 of the New York State Town Law permits towns to reduce lot sizes in subdivisions if the overall density of the subdivision is not greater that it would have been using conventional development techniques. Commonly used as a legal basis for creative design to preserve open space.

**TRANSITIONAL LAND USE:**

- 1) A type of use that serves as a buffer between two other types of uses, e.g. commercial uses between industrial and residential uses.
- 2) A type of use which is allowed for a period of time until an action occurs which allows a change in that use, e.g. five acre minimum lots until sewer and water service is made available at which time one acre minimum lots are allowable.

**VILLAGE OF BROCKPORT:** Land comprising the Village of Brockport and which are located primarily within the Town of Sweden, County of Monroe, New York (a small portion is in the Town of Clarkson).

**VILLAGE RESIDENTIAL:** An area of residential development occurring at a density identified within the Village Zoning Code.



**VISUAL PERCEPTION:** How people think about what they see.

**WATER QUALITY:** A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose.

**WATERSHED:** The geographic area which is drained by a given stream or river. An area of land that contributes runoff to one specific delivery point; large watersheds may be composed of several smaller “sub-watersheds” or “sub-catchments,” each of which contributes runoff to different locations that ultimately combine at a common delivery point.

**WETLANDS, STATE:** As applied in 6 NYCRR Part 663, the term “wetlands” refers to all wetlands at least 12.4 acres in size which meet the definition in Article 24-0107(1) of the Freshwater Wetlands Act. Wetlands include areas characterized as bogs, swamps, kettle holes, marshes, wet woods, flooded lands and similar areas. Vegetation is used as the primary determinant of wetland character, although soils and hydrology are also used.

**WIND ENERGY OVERLAY DISTRICT:** A district that encompasses one or more underlying districts and imposes additional requirements above that required by the underlying district.

