

LOCAL LAW #1 FOR THE YEAR 2015  
TOWN OF HOMER, COUNTY OF CORTLAND

A Local Law Requiring Site Plan Approval Prior to the Construction of Certain Manure Storage  
Facilities.

Article XIV, Supplemental Regulations, of the Town of Homer Zoning Law is amended to add a new section entitled:

Section 1416 Manure Storage

- A. Any person, corporation or other entity which constructs, creates, or expands a liquid manure storage area to exceed 100,000 cubic feet of manure must obtain site plan approval from the Planning Board prior to the start of construction.
- B. The application for site plan approval shall include the following:
  - 1. A sketch of the parcel on a location map showing boundaries and dimensions of the parcel of land involved and identifying contiguous properties, locations of neighboring private wells, and easements, right-of-ways and/or roadways.
  - 2. A description of the farm operation and a narrative of the intended use and timing of use of the proposed structure. The narrative must include anticipated changes in the existing topography and natural features of the parcel to accommodate the changes. The narrative must also include the names and addresses of the owner, operator (if different than the owner), engineer or engineering firm, other professionals involved (such as surveyors) and agency stakeholders such as NRCS or SWCD.
  - 3. A sketch plan. If determined to be necessary by the Planning Board, one paper copy and an electronic copy of stamped engineering drawings may be required, to include dimensions and elevations.
  - 4. Plans which show the existing features of the site including land and water areas and the approximate location of all existing structures on or immediately adjacent to the site as well as the circulation of traffic including the means of ingress and egress. The plans shall demonstrate that the setback requirements of Section 404 of this zoning law are met.
  - 5. The application form and application fee in an amount determined by town board resolution.
- C. The Planning Board may require any application for site plan approval to include copies of plans and correspondence which have been submitted to any other agency or agencies.

- D. The Planning Board shall hold a public hearing on any application for site plan approval which is submitted pursuant to this section.
- E. The Planning Board may require a monitoring well or wells for any manure storage which is located in Aquifer Protection District Areas I, II, or III.
- F. The Planning Board may require a monitoring well or wells for any manure storage which is located within 1000 feet of a residence or water supply well.
- G. The Planning Board may require screening and fencing in a manner that is consistent with USDA standards which are incorporated in an approved conservation plan.
- H. This section shall not apply to storage of manure inside a barn.

This Local Law was filed by the New York State Secretary of State on August 5<sup>th</sup>, 2015.