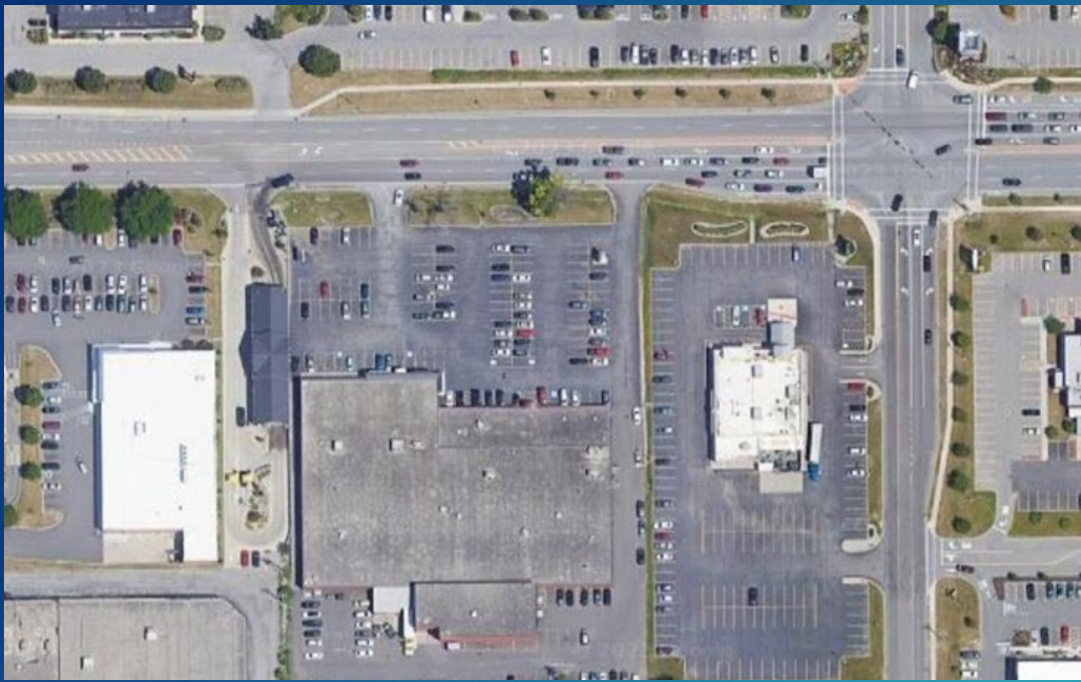
The background is a detailed architectural floor plan in blue ink on a light background. It shows various rooms including a Kitchen (121), Family Room (125), Dining Room, Pantry (122), and Stairs (132). There are numerous dimensions, grid lines, and annotations. A yellow highlight is visible on the right side of the plan, near the Family Room. The text 'Last Mile (or less): Site Plan Review for Multimodal Transportation' is overlaid in large white font on the left side of the plan.

# Last Mile (or less): Site Plan Review for Multimodal Transportation

JENNY LOEWENSTEIN & JASON HAREMZA

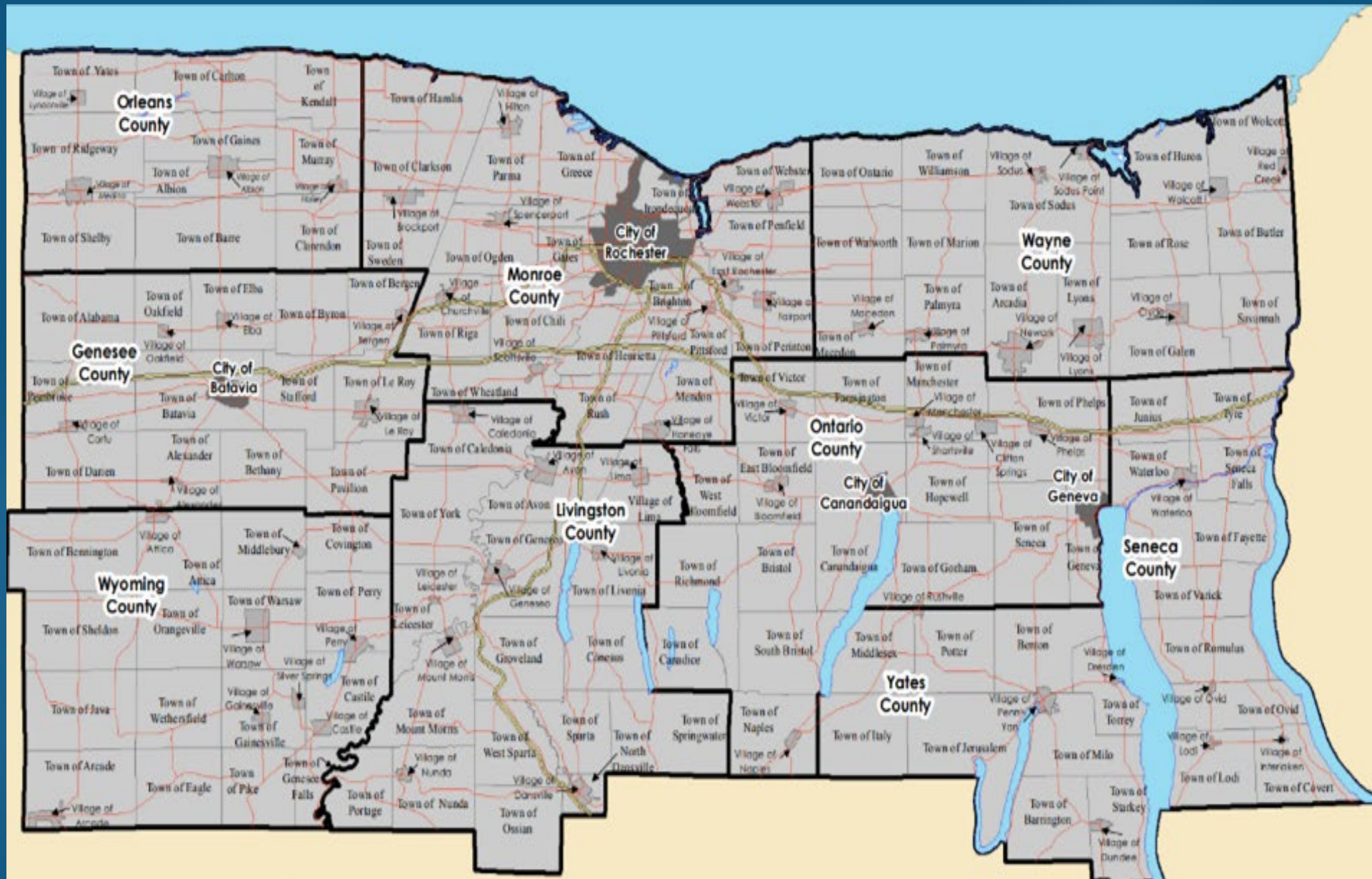






VS





# Last Mile (or Less): Site Plan Review for Multimodal Transportation

- ▶ Evaluate the site plan review process in a community to ensure that it is supporting multimodal and pedestrian focused projects.
- ▶ Connect active transportation users to the front door of an establishment and make sure that the final steps of their journey are safe and direct.
- ▶ Support municipal boards by providing materials and trainings.



# Active Transportation Plans & Comprehensive Plans



## RECOMMENDATIONS (CONTINUED)

12. Collaborate with RTS, major regional employers, and developers to provide integrated public transit and pedestrian/bicycle access to encourage and increase walking, biking, and public transit use in lieu of single occupancy vehicle use throughout Brighton.

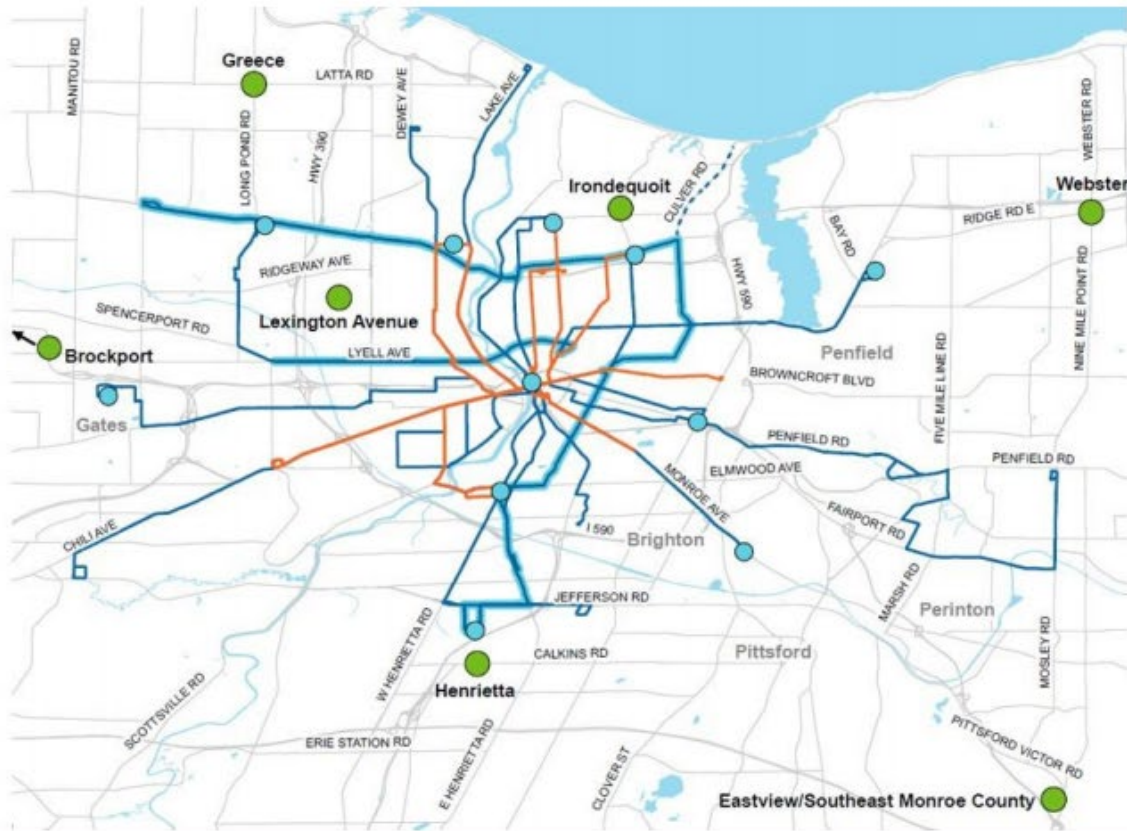


A Comprehensive Pedestrian and Bicycle Master Plan  
For The Town of Brighton, New York

December 2012

# Transit Plans

## Stage 1: Frequent Fixed Routes (For the Mass Transit Network)



**KEY**

- Frequent Network —
- Local Service —
- Crosstown Route —
- Connection Hub ●
- Community Mobility Zone ●

| Timeframe         | Frequent Network | Local Service |
|-------------------|------------------|---------------|
| Weekdays          |                  |               |
| 5:00am - 6:00am   | 30               | 60            |
| 6:00am - 6:00pm   | 15               | 30            |
| 6:00pm - Midnight | 30               | 60            |
| Weekends          |                  |               |
| 6:00am - 7:00am   | 60               | 60            |
| 7:00am - 6:00pm   | 30               | 60            |
| 6:00pm - Midnight | 60               | 60            |

Notes:  
 • Route 81 has 90 min frequency all day  
 • Long Line Routes (1,8,10,47) have 30 min frequency 7am-6pm on Weekends

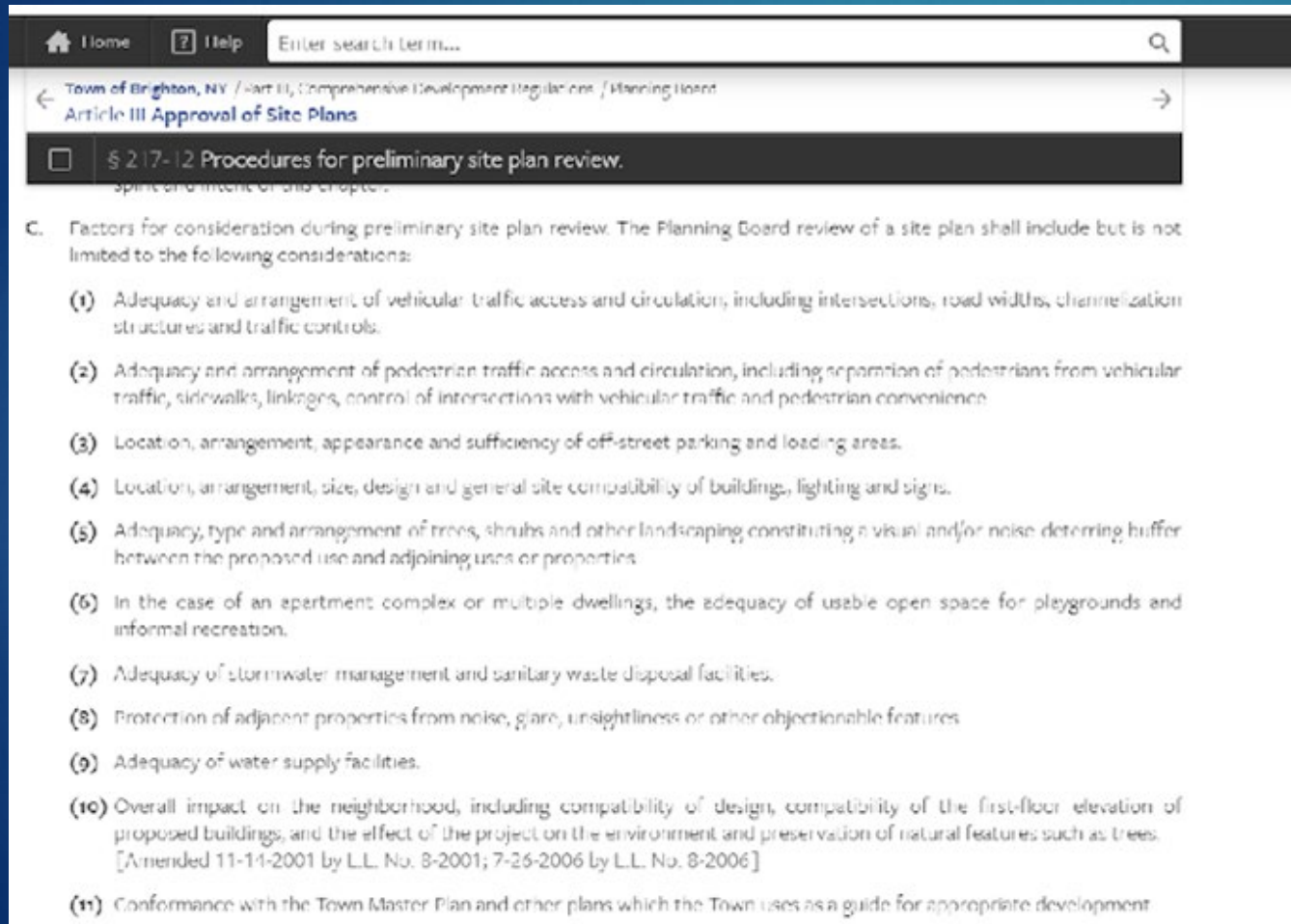


These planning efforts are much less effective unless site development addresses the “last mile” (or often much less)



# Solutions?

## Municipal site plan review process



The screenshot shows a web browser interface with a search bar at the top. Below the search bar, the breadcrumb navigation reads: "Town of Brighton, NY / Part III, Comprehensive Development Regulations / Planning Board / Article III Approval of Site Plans". A dropdown menu is open, showing "§ 217-12 Procedures for preliminary site plan review." with a sub-item "Spine and front of yard setbacks".

C. Factors for consideration during preliminary site plan review. The Planning Board review of a site plan shall include but is not limited to the following considerations:

- (1) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, channelization structures and traffic controls.
- (2) Adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrians from vehicular traffic, sidewalks, linkages, control of intersections with vehicular traffic and pedestrian convenience.
- (3) Location, arrangement, appearance and sufficiency of off-street parking and loading areas.
- (4) Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.
- (5) Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between the proposed use and adjoining uses or properties.
- (6) In the case of an apartment complex or multiple dwellings, the adequacy of usable open space for playgrounds and informal recreation.
- (7) Adequacy of stormwater management and sanitary waste disposal facilities.
- (8) Protection of adjacent properties from noise, glare, unsightliness or other objectionable features.
- (9) Adequacy of water supply facilities.
- (10) Overall impact on the neighborhood, including compatibility of design, compatibility of the first-floor elevation of proposed buildings, and the effect of the project on the environment and preservation of natural features such as trees. [Amended 11-14-2001 by L.L. No. 8-2001; 7-26-2006 by L.L. No. 8-2006]
- (11) Conformance with the Town Master Plan and other plans which the Town uses as a guide for appropriate development.

“Factors for consideration during preliminary site plan review. The Planning Board review of a site plan shall include but is not limited to the following considerations:

**Adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrians from vehicular traffic, sidewalks, linkages, control of intersections with vehicular traffic and pedestrian convenience”**

The bad...



The bad...



The less bad...



The better...



The better...



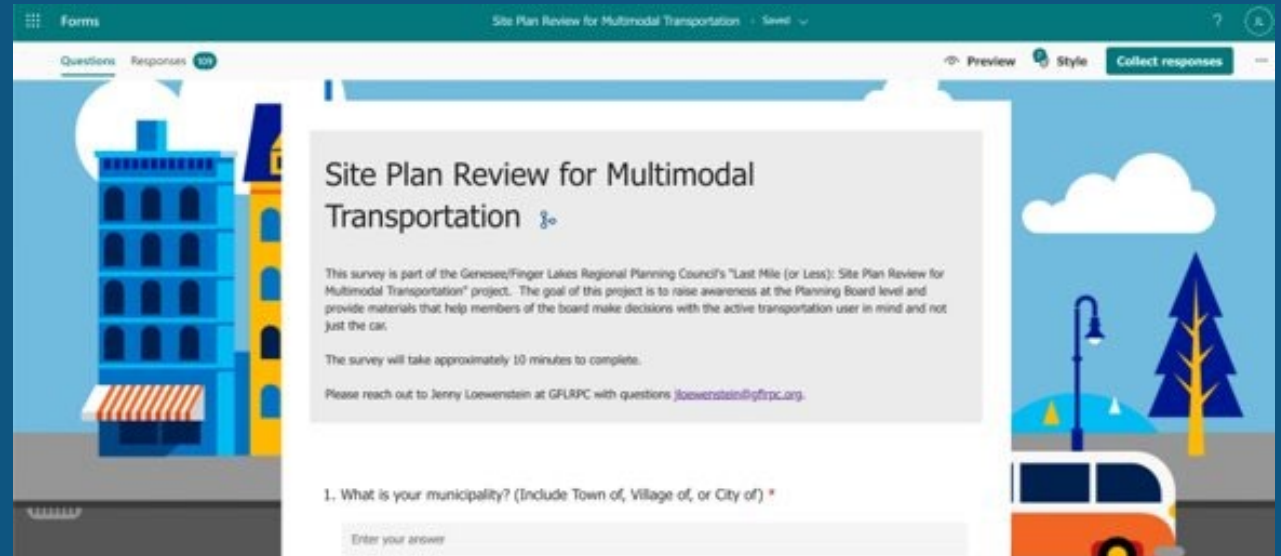
The better...





# Municipal Survey

- ▶ 102 municipalities responded
- ▶ Question related to:
  - What elements are reviewed?
  - Does site plan review require pedestrian connection and safety elements?
  - How many and what types of projects are reviewed?
  - Does the site plan review process result in quality projects?



The image shows a screenshot of a survey form titled "Site Plan Review for Multimodal Transportation". The form is displayed on a web interface with a green header bar. The header bar contains the text "Forms" on the left, "Site Plan Review for Multimodal Transportation" in the center, and "Save" on the right. Below the header bar, there are two tabs: "Questions" and "Responses" (with a count of 102). On the right side of the form, there are three buttons: "Preview", "Style", and "Collect responses". The main content of the form is a white box with a blue border. It contains the following text: "Site Plan Review for Multimodal Transportation" followed by a link icon. Below this, there is a paragraph: "This survey is part of the Genesee/Finger Lakes Regional Planning Council's 'Last Mile (or Less): Site Plan Review for Multimodal Transportation' project. The goal of this project is to raise awareness at the Planning Board level and provide materials that help members of the board make decisions with the active transportation user in mind and not just the car." Below this paragraph, there is another line of text: "The survey will take approximately 10 minutes to complete." Below that, there is a line of text: "Please reach out to Jenny Loewenstein at GLRPC with questions [jloewenstein@glrpc.org](mailto:jloewenstein@glrpc.org)." Below this, there is a question: "1. What is your municipality? (Include Town of, Village of, or City of) \*". Below the question, there is a text input field with the placeholder text "Enter your answer". The background of the form is decorated with illustrations of a blue building, a yellow building, a blue sky with a white cloud, a blue tree, a blue street lamp, and a red and white bus.

# Monroe County Session

- ▶ Has site plan review led to positive development outcomes?
- ▶ What is your municipality doing to encourage or require pedestrian/active transportation connection and safety?
- ▶ Does your site plan review process need to change or be updated?
- ▶ How can communities in the Region work together to streamline the process for more cohesive development?



# Improve the Process



*A Best Practices Model for Streamlined Local Permitting*



The City of Raleigh

## Bringing it all Together: Land Development Checklist

### General

- Is the project site located within a Landscapes2 Growth Area?
- Is the primary site access roadway a State Road or a Local Road?
- What is the functional classification of the primary access roadway?
- Is the project site located within more than one municipality?

### Bicycle/Pedestrian

- Does the project site have an adjacent existing sidewalk/walkway elements indicated on their Official Map or Comprehensive Plan?
- Is there an existing or planned regional multi-use trail located adjacent to the site?
- Is there a proposed internal walkway system included with the proposed development?
- Does the proposed internal walkway system adhere to ADA standards (if applicable)?
- Is the proposed development a commercial, industrial, or institutional use, or a multifamily residential development of fifty-thousand (50,000) square feet, OR a multifamily residential development, is there proposed Bicycle Parking?
- If not within the thresholds noted above, would Bicycle Parking be proposed for the development/land use?

### Public Transportation

- Is the project site / proposed development located along an existing public transit route? Within ¼ mile?
- Is there an existing bus stop located at or adjacent to the proposed development? If yes, how many daily boards are associated with that stop?
- Is there a bus stop proposed with the development? If yes, are there sidewalks/walkways connecting the proposed bus stop to the nearest building entrance or existing pedestrian system?

## SITE PLAN CHECKLIST

for Planning Board Application

To be completed by the applicant and submitted with the application. Applications not accompanied by a completed checklist, or missing materials specified in the checklist, may be considered incomplete.

Project name and location \_\_\_\_\_

Applicant Name \_\_\_\_\_

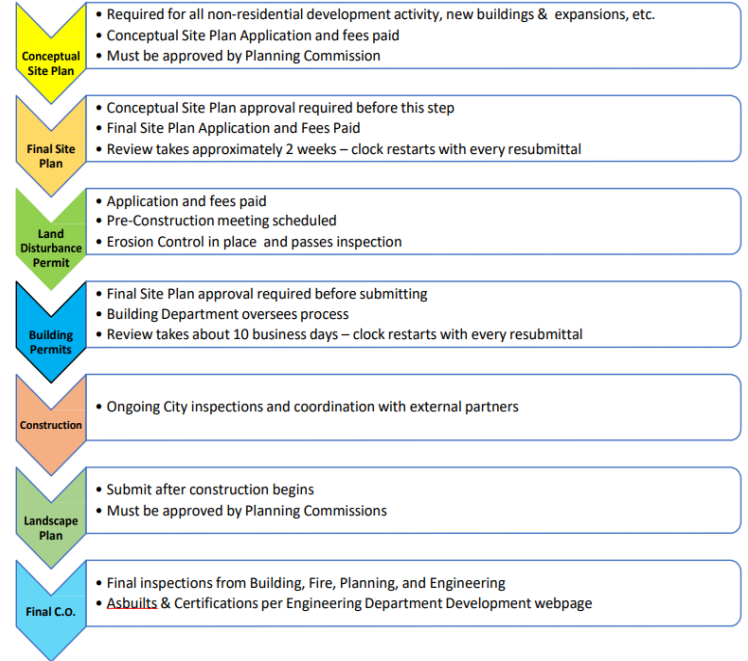
- Completed, signed and notarized application form
- Check in correct amount (see fee schedule)
- Permission from property owner if not same as applicant (letter or signed sale contract)
- Letter of intent (describing proposed development and intended use)
- Correct number of drawing sets, stamped by the appropriate licensed design professional (**23 folded prints**). Additional prints if the project needs to be referred to the Town's Tree Council, Traffic Advisory Committee, or Historic Preservation Commission.
- SEQRA form (Long Form if over five (5) acres or over 10,000 sq. ft. building)
- Two copies of the Drainage Report. Drainage reports shall include the following:
  - A reasonable existing condition analysis for 1, 10 and 100-year events (2, 5 and 25-year events are sometimes helpful) with consistent backup for Drainage Areas, Soil types, curve number development, Representative Tc flow path information (slope, surface...)
  - An appropriately detailed proposed condition analysis with all required backup.
  - Regulatory Analysis- identify various regulatory requirements and demonstrate compliance.
  - The storm sewer analysis should be completed with backup for the various sub-elements, consider tailwater conditions and downstream constraints.
- Site plan or plat sheet reduced to 11 x 17 inches for neighborhood notification
- Site plan
  - Project location map showing subject property and Applicant's entire adjacent holdings, and properties, subdivisions, streets and easements within 500' of the Applicant's property under consideration
  - Drawing title block
    - Project title and street address
    - Applicant's name and address
    - Seal and signature, address, phone number and e-mail address of licensed design professional
    - Approval signature lines for the Commissioner of Public Works, Chief Engineer, Fire Marshal
    - Planning Board approval block (2"-wide by 3"-tall empty block)
    - North arrow and plan scale

Appendix B - Site Plan Application Checklist

Page 1 of 3

## Best Practices

### For Development Review and Permitting



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(518)222-6310 (cell)



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(585)295-3820 (cell: text or voicemail)



Town of  
**Brighton**