

# APPENDIX

**"I never think of the future, it comes soon enough."**

*Albert Einstein*

## **Appendix A**

### ***Glossary of Terms Used in the Comprehensive Plan***

<b><i>Accessory Apartment -</i></b>	A second dwelling unit either in or added to an existing single family dwelling for use as a separate, complete, independent living facility with provision within the accessory apartment for cooking, eating, sanitation and sleeping.
<b><i>Accessory Use -</i></b>	A use incidental to, and on the same lot, as a principal use.
<b><i>Best Management Practices -</i></b>	A series of technical standards for land development that have been established as current, effective and acceptable by local and regional regulatory agencies.
<b><i>Buffer Area (Screening) -</i></b>	The method by which a view from one site from another adjacent site is shielded, concealed or hidden. Buffering or screening techniques include fences, walls, landscaping, berms or other features.
<b><i>Critical Environmental Area</i></b>	A specific geographic area designated by a state or local agency, having exceptional or unique characteristics that make the area environmentally important. Any Unlisted Action located in a CEA must be treated as a Type I Action under SEQR.
<b><i>Commercial Use -</i></b>	An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.
<b><i>Comprehensive Plan -</i></b>	The written and graphic materials identifying the goals, objectives, principles and policies for the immediate and long range protection, enhancement and growth of the community.
<b><i>Density -</i></b>	The number of dwelling units permitted per acre of land.
<b><i>Dwelling -</i></b>	A building or portion thereof that provides living facilities for one or more families.



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<b><i>Dwelling Unit -</i></b>	A room or group of rooms located within a dwelling forming a habitable unit for one family.
<b><i>Dwelling, Single Family -</i></b>	A residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.
<b><i>Dwelling, Multi-Family -</i></b>	A building or portion thereof used for occupancy by three or more families living independently of each other and containing three or more dwelling units.
<b><i>Facade -</i></b>	The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.
<b><i>Family -</i></b>	1. A householder plus one or more persons related by blood, marriage or adoption living together in a family-like arrangement as a single, non-for-profit housekeeping unit, sharing one kitchen; or 2. A group of persons headed by a householder caring for a reasonable number of individuals, sharing one common kitchen facility, in a family-like living arrangement which is the functional and factual equivalent of a family of related persons; or 3. A maximum of four persons not sharing a relationship described above, but sharing one common kitchen facility.
<b><i>Floating Zone (Overlay Zone)</i></b>	A mapped area to which a uniform set of regulations apply, if certain preconditions are first met.
<b><i>Floodplain -</i></b>	Any land area susceptible to being inundated by water from any source.
<b><i>Floor Area Ratio -</i></b>	Determined by dividing the gross floor area of all the buildings on a lot, by the area of that lot.
<b><i>Focal Point -</i></b>	A naturally existing or designed environment or feature that serves as the perceptual center of a particular area.
<b><i>Gateway -</i></b>	A designed, improved feature that serves to identify one's entrance into the community.
<b><i>Homeowners Association -</i></b>	A formally constituted non-profit association or corporation made up of the property owners and/or residents of a fixed area.

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<b><i>Land Use Plan</i></b>	The generalized representation of anticipated and required future uses of land within the community.
<b><i>Nonconforming Use -</i></b>	A lawful use of land that does not comply with the use regulations for its zoning district.
<b><i>Non Point Source Pollution -</i></b>	Nonpoint source pollution can be described by contrasting it to "point source pollution". A point source is defined as a discharge from a discreet, identifiable location such as a pipe. A nonpoint source may be an areawide source or many sources distributed diffusely which cumulatively contribute to water quality degradation.
<b><i>Performance Standards -</i></b>	A series of standards, requirements or regulations that must be fully complied with in order for a particular use to be permitted.
<b><i>Principal Use</i></b>	The primary use and chief purpose of a lot or structure.
<b><i>Transportation Improvement Plan -</i></b>	The TIP is a required federal product of the transportation planning process and is a staged multi-year program of transportation improvements. Federal regulations require that all transportation improvements, as a condition of receiving federal funds, must be programmed on the TIP. The Mid-Hudson South Transportation Coordinating Committee is charged with compiling the TIP for the counties of Putnam, Rockland and Westchester.
<b><i>Vest Pocket Park -</i></b>	A public or private parcel of land used for recreational, educational, cultural or aesthetic use that is typically less than 1/2 acre in size.
<b><i>Wetlands -</i></b>	An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation