



# Stream Corridor Overlay Local Law

Developed by the  
**Moodna Creek Watershed Intermunicipal Council**  
with support from the  
Orange County Planning Department



Why gives streams  
room?



Structures built too close to streams are at great risk of being damaged and/or washed downstream.



Not only can this cause personal loss, but large debris can further damage downstream property and infrastructure.



# Buffering Streams Saves Money

**Decrease flood hazards**

**Reduce need for emergency rescues**

**Reduce need for expensive flood mitigation projects**

**Could decrease cost of water treatment**



**Source: Moodna Creek Watershed Conservation and Management Plan, Appendix C**





FEMA's Community Rating System saves homeowners  
on their flood insurance.





# Four Protection Options: A, B, C, or D

A → least restrictive

D → most restrictive

**Each Option has  
a Primary Buffer and  
a Secondary Buffer**

Source: Conservation Techniques for Land Use Planners



Riparian Buffer Area consists of:

Primary Riparian Buffer  
**50' or 100'**

+

Secondary Riparian Buffer  
**50', 100', or 100+'**

Source: Conservation Techniques by Land Use Owners



# Riparian Buffer Area

Buffer Distance Range:  
**100' → +/- 500'**



Source: Conservation Techniques of Land Use Planners



# Protection Options C & D

- If a wetland or a 100-year floodplain occurs even partially within the Secondary Riparian Buffer, the entire area will be included in the Secondary Riparian Buffer.
- If a steep slope or highly erodible soil occurs within the Secondary Riparian Buffer, these areas - *up to a maximum* of 400 feet from the stream bank - will be included in the Secondary Riparian Buffer.



# Primary Riparian Buffer: Permitted Uses

- Benches, seating
- Approved flood control structures, GI practices, stream bank stabilization measures
- Temporary erosion control measures
- Maintenance of existing roads or other surfaces
- Culverts
- Public utilities
- Recreation: non-paved trails, water-related public access
- Storage of non-motorized watercraft
- Limited tree-cutting, in accordance with Forest Stewardship Plan



# Secondary Riparian Buffer: Permitted Uses

- All uses allowed in Primary Buffer, plus
- Improvements to allow passive recreation (e.g. decks, tables, playground equipment), total area not to exceed 200 sq. ft. and occupy no more than 10% of Secondary Buffer on that parcel
- Fences, provided they do not impeded floodwaters
- Landscaping, planting or maintenance activities that do not negatively impact integrity of Buffer

Source: Conservation Techniques for Land Use Planners



# Prohibited in the Riparian Buffer :

- Storage of hazardous or waste materials
- Application of herbicides, fertilizers, pesticides and chemicals
- Introduction of invasive species
- Waste disposal, including dumping of snow, ice, manure, used automobiles or appliances, and other abandoned materials
- Mining or removal of soil, sand, gravel
- Stream alteration, except where permitted by NYSDEC
- Parking of motorized vehicles
- Alteration of rare species habitat



## Protection Option A: 50' PRIMARY Buffer



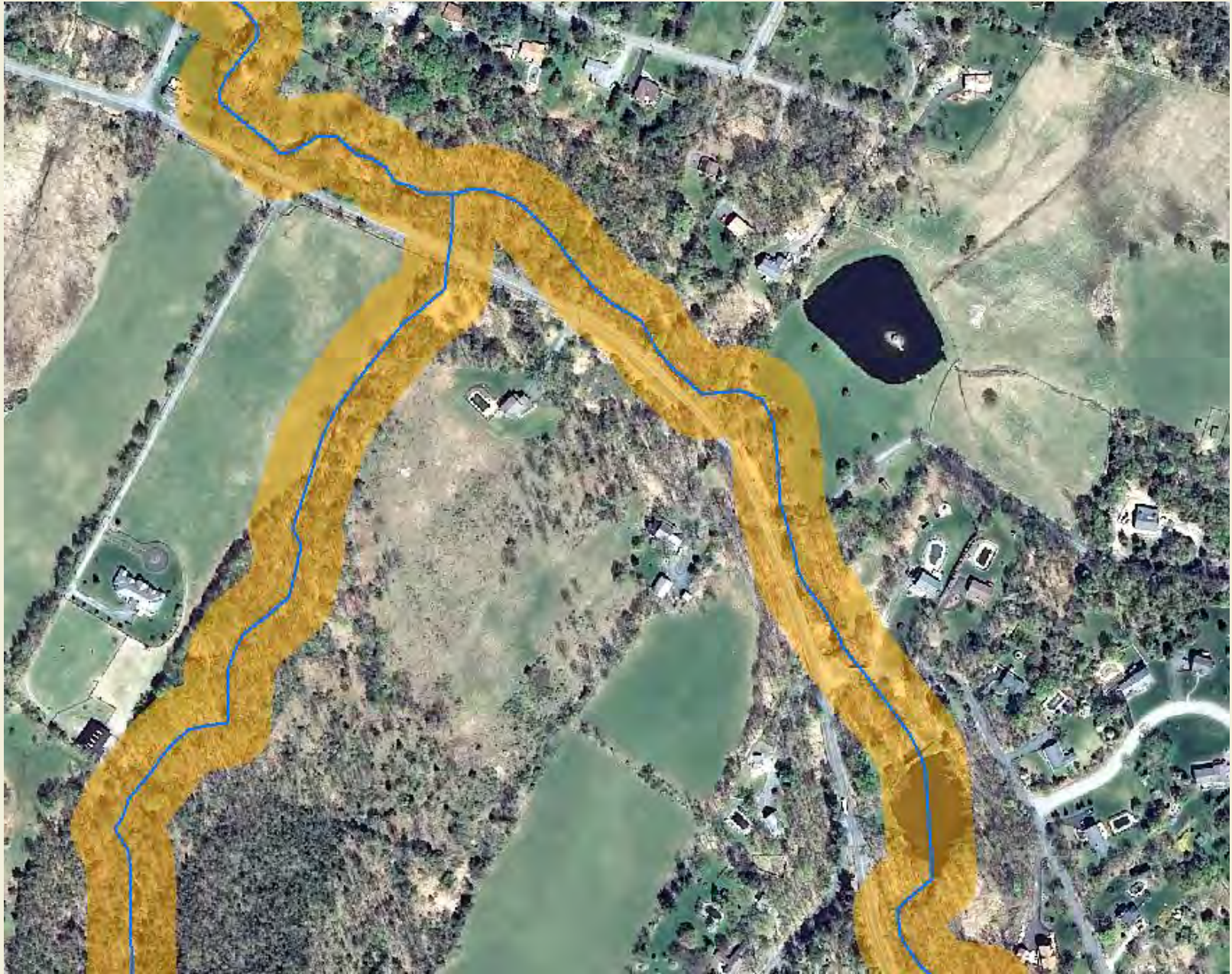


# Option A: 50' PRIMARY & 50' SECONDARY Buffers





## Protection Option D: 100' PRIMARY Buffer





## Option D: 100' PRIMARY & 100' SECONDARY Buffers

