

Conservation Design Layout
Suggested Standard Procedure

Background: In 2002 and again in 2007, Clifton Park residents were surveyed for their views and priorities concerning the conservation of natural resources in Clifton Park. Protection for Nature Preserves and water resources was the highest priority, with farmland, paths and trails following in second and third place. The GEIS for Western Clifton Park and the Zoning Code changes that resulted from the findings of that study attempt to balance the need to preserve the natural resources of Western Clifton Park with appropriate development of a portion of the land. The Conservation Design Layout is one tool to accomplish this balance of natural resource conservation and economic development.

Introduction: The following procedure is provided as a supplement to the Conservation Design Layout (CDL), (section 208-16, E (13) of the Clifton Park Zoning Code). This procedure is recommended by the Clifton Park Planning Department as an aid to applicants in meeting the requirements of a CDL for development in Western Clifton Park. The Clifton Park Zoning Code is the regulating document and if there is any conflict between this procedure and the Zoning Code, the Code will govern. Part (13) of the zoning code describes the four steps required when creating the Conservation Design Layout.

Step 1: Develop an existing Resources and Site Analysis Plan of the Natural, Cultural, and Scenic Features. This step calls for an inventory of the existing natural, cultural and scenic (NCS) features of the site and presents 23 items (a through w) which must be included in the inventory. It is suggested herein that the applicant use the attached spreadsheet to present the inventory of these site features. (e.g.: Layered maps and aerial photos of the site area along with its adjacent areas).

Step 2: Conservation Analysis and Prioritizing of Conservation Concepts. Within this step a conservation concept is developed for the NCS features inventoried in Step 1. The conservation concept is developed by analyzing the quantity and quality of the NCS features and applying the twelve principles listed under step 2. The result of this analysis is a prioritization of the features to be conserved and protected. A key objective of this step is that the conservation concept be fully elaborated and illustrated before the development concept is created.

Step 3: Development concept. Under this step the area for development, normally the unconstrained land, is identified using the layout and priorities cited in Steps 1 and 2.

Step 4: Summary Preliminary Plan of Development and Conservation Concepts. Finalize the subdivision application using the results of step 3 and meeting the Towns subdivision regulations and Chapter 179 of the Town Code, Subdivision of land.

Conservation Design Layout Procedure

Step 1: Resources and Site analysis Plan.

- A) Complete existing resource inventory by filling out the spreadsheet inventory for the 23 items (a-w in the Code))
- B) Where significant resources of multiple types (wetlands, streams, woods, historic, etc) exist as specified in Table 1, they should be illustrated on layered maps known as Conservation Resource Maps (CR Maps) herein.
- C) Review the data and maps generated in A & B above with the CP Planning Department. Completion of this review will authorize proceeding to Step 2 below.

Step 2: Conservation Concept.

- A) Develop the concept for prioritizing the conservation of existing resources and define their proposed future conservation use. The conservation concept should be derived by employing the twelve conservation principles listed in Step 2 of the Code beginning with “Conserve the scenic, rural landscape character...” (Note that this step must be completed before the concepts for development are factored into the site layout.)
- B) Illustrate the proposed conservation concept in map form.
- C) Present the conservation concept to the Planning Board prior to proceeding to Step 3 below.

Step 3: Development Concept.

- A) Define the area of unconstrained land.
- B) Generate the development concept staying within the unconstrained land to the greatest extent possible while protecting the conservation concept created in step two above.
- C) Present development concept to the Planning Board in accordance with Article XVI of the Zoning Code.

Step 4: Summary Preliminary Plan.

Integrate development and conservation concepts into applicable subdivision regulations pursuant to Chapter 179 of the town code, Subdivision of Land.

Conservation Resource Inventory

Part	Resource	Parcel tax number	size of parcel (acres)	Notable resource features: (water resources, woods, etc)
a.	Contiguous land owned or under option by applicant? yes or no?			
***	intervals on CR Map *			
***	Are there slopes > 20%? If yes, estimate slope and show on CR Map.	Maximum slope (degrees)	Steep slope area (acres)	
***	Ridgelines, hills and other important land features.	Describe feature and show on CR Map		
	yes or no?			
***	Identify watershed boundaries on CR Map.			
***	Ground water aquifers and /or recharge areas present? yes or no?	If yes, describe each here and show on CR Map		
***	Water resources	Lakes description and feet of shoreline If yes, describe each here and show on CR Map	Ponds - number and size	unregulated streams- class, description, running feet streams and natural drainage swales
***	wetlands yes or no?	Federal ACE -number and size	State Regulated - number and size.	Show on CR map with required adjacent area
	yes or no?			
***	Regulated and protected watercourses yes or no?	Watercourses classified by NYS DEC Show on CR map with DEC classification designation	Watercourses mapped on C.P. Stream Protection Map Show on CR map with stream name.	Show stream buffer as defined by "high water mark".
***	Town of CP land conservation (L-C) zone on site. yes or no?	Acres of LC Zone on site	Show site LC zone and adjacent lands on CR Map.	
***	Flood hazard areas yes or no?	Delineate Flood area from FEMA insurance rate map Show delineated area on CR map	Site specific flood elevation data if FEMA data not available Show site specific data on CR map	
***	Vegetative cover (describe plant community, age & condition). Show on CR Map if greater than 5% of site	Cultivated Land, grass land and/or dormant farm fields type and estimated acres	Hedge row, forest or woodlands type and estimated acres	isolate trees or groups of trees greater than 12" caliper number of trees > 12" < 24" number of trees > 24" Actual canopy outline of existing trees and woodlands Show canopy line of isolated trees > 12" and woodlands.

m. ***	Designated "Critical Environmental Area" on site? yes or no?	If yes, describe here and show on CR Map	Other important environmental features & areas. Describe & show on CR Map unless already listed herein.	
n. ***	Any habitat of rare, threatened or endangered plant or animal species.	If yes, describe each here and show on CR Map	State source of information included here.	
o. ***	Agricultural Lands as described in the Code; 208-16,E (13b) yes or no?	Describe each type and size of Ag. Lands on site. Show Ag. Lands on CR Map by type.		
p. ***	Lands & parcels enrolled in a Town of CP term conservation easement program.	Open space term easement? If yes, describe here and show on CR Map	Agricultural term easement? If yes, describe here and show on CR Map	Historic resources term easement? If yes, describe here and show on CR Map
q. ***	Lands along scenic road corridors as described in the Code; 208-16,E (13b) [3q].	yes or no? If yes, describe here and show on CR Map		
r. ***	Man-made improvements	Delineate by location and dimensions all man-made improvements as defined in the Code; 208-16,E (13b) [3r]. Describe here all historically significant sites or structures as defined in the Code; 208-16,E (13b) [3s].	Show all man-made improvements on CR Map as delineated herein including utility right-of-ways. Locate historic resources on CR Map	
s. ***	Historic resources yes or no?			
t. ***	Hamlet and neighborhood Describe proximity to nearest hamlet or proposed			
u. ***	Trails as defined in the code; 208-16,E (13b) [3u]. yes or no?	Describe existing or proposed trails on or adjacent to the site Show any trails affecting site on CR Map	Identify logging roads, farm lanes and existing footpaths include on CR Map.	
v. ***	Recreation opportunities as defined in the code; 208-16,E	???????		
w. ***	Other conserved or protected areas as defined in the Code; 208-16,E (13b) [3w].	Describe here all "other" conserved or protected areas on or adjacent to the site.	Locate these "other" conserved or protected areas on CR Map	

* Conservation Resource Map (CR Map)

** "Code" refers to the Town of Clifton Park Zoning Code

*** Included this item on the CR Map if present on site.