

# ZONING

## *275 Attachment 4*

### **Town of Pine Plains**

#### **Appendix B Conservation Subdivision Design Guidelines [Amended 9-16-2021 by L.L. No. 1-2021]**

##### **Section I. General guidelines for conservation subdivisions.**

###### **A. Site design criteria.**

1. Dwellings. The siting of dwellings and other buildings shall be accomplished taking into consideration the rural siting principles set forth in Appendix A, Section E. Buildings should also be located in accordance with the following:
  - a. On the least fertile agricultural soils and in a manner which maximizes the usable area remaining for agricultural use;
  - b. Distant from the boundaries of any protected farm, to reduce conflicts between agricultural and residential uses;
  - c. In such a manner that the boundaries between house lots and active farmland are well buffered by vegetation, topography, roads or other barriers to minimize potential conflict between residential and agricultural uses;
  - d. To avoid disturbance to existing environmental, historic, cultural and scenic features;
  - e. To be as visually inconspicuous as practical when seen from state, county and local roads, and particularly from designated scenic routes;
  - f. In proximity to other existing or proposed residences or building lots on adjacent properties;
  - g. To minimize the perimeter of the built area by encouraging compact development and discouraging strip development along roads;
  - h. On suitable soils for subsurface sewage disposal (where applicable);
  - i. Within woodlands, or along the far edges of open agricultural fields adjacent to any woodland to enable new residential development to be visually absorbed by the natural landscape;

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- j. To minimize impacts to ridgelines and views of ridgelines.
2. Open space. Required open space land consists of primary and secondary conservation features. Said features are listed in § 275-26 and § 275-31J of the Zoning Law.
- a. Open space lands shall be laid out in accordance with the Town's Comprehensive Plan to enable an interconnected network of open space and wildlife corridors. Open space lands shall be laid out in a manner that preserves ecological systems that may be present on the site, including, but not limited to, preserving wetlands and their associated upland habitats.
  - b. Active agricultural land with farm buildings may be used to meet the minimum required open space land. Access to open space land used for agriculture may be appropriately restricted for public safety and to prevent interference with agricultural operations.
  - c. Open space land shall be contiguous to create a critical mass of land available for agriculture or left in a natural state. Open space lands shall be designated as a conservation lot owned in common or designated and included as part of one or more lots. No individual parcel of common open space shall be less than one contiguous acre unless otherwise approved by the Planning Board.
  - e. Any lot five acres or more in size may be used for meeting the minimum required open space land. At least 80% of the lot shall be restricted by a conservation easement as required open space.
  - f. Septic systems, stormwater management basins or ponds, and land within the rights-of-way of utilities may be included as part of the minimum required open space.
3. Other layout criteria.
- a. Building envelopes shall not encroach upon primary conservation features and their layout shall avoid secondary conservation features to the greatest extent practical.
  - b. The layout shall leave scenic views and vistas unblocked or uninterrupted, particularly as seen from public thoroughfares. A deep no-build, no-plant buffer is recommended along the road where those views or vistas are prominent or locally significant in the Town Comprehensive Plan appendices.
  - c. The layout shall maintain or create a buffer of natural native species vegetation of at least 100 feet in depth adjacent to wetlands and surface waters, including creeks, streams, springs and ponds.

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- d. The regulations set forth in § 275-20., Agricultural uses, shall be adhered to, if applicable.

### B. Streets and driveways.

1. Common driveways are permitted and regulated in accordance with the Town of Pine Plains Highway Specifications.
2. A pedestrian or trail system shall be installed sufficient for the needs of residents, unless waived by the Planning Board.
3. The Planning Board shall coordinate its review with the Town Highway Department to encourage a street layout and design that complements the rural and environmental character of the conservation subdivision.
4. In an informal rural cluster, curving roads are preferred and long, straight segments shall be avoided. Short, straight segments connected by 90° and 135° bends are preferred where roads are not curvilinear.
5. Whenever appropriate, streets should produce terminal vistas of open space in accordance with the conservation emphasis of the subdivision design and to positively contribute to the Town's open space goals.
6. The use of reverse curves should be considered for local access streets in a conservation subdivision in conjunction with long horizontal curve radii (at least 250 feet) and where traffic speeds will not exceed 30 miles per hour.
7. Single-loaded streets are encouraged to maximize public views of conservation lands.
8. Landscape with native species of shade trees.

- ### C. Sewage disposal.
- Individual or community sewage disposal systems may be located within or extend into required open space areas, provided that subsurface sewage disposal methods are employed, all required separation distances are observed and the ownership and maintenance responsibilities associated therewith are clearly defined in easements and agreements submitted for approval as part of the subdivision application. No application shall be approved that does not provide lot buyers with both the legal authority and the responsibility, individually or collectively, to maintain all sewer facilities on a continuing basis. This may include the creation of a special district under Articles 12 and 12-a of the New York State Town Law.

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### **Section II. Rural hamlet.**

- A. Applicability. Where a conservation subdivision is designed as a “Rural Hamlet,” the following standards shall apply in addition to the standards set forth in Section I above.
- B. Standards.
  - 1. Dwelling layout. The Planning Board may require that a minimum of 75% of the total dwelling units be situated on the property to conform to the rural hamlet design standards. The remaining dwelling units may be located strategically on the property to preserve open space.
  - 2. The Planning Board may require that the subdivision adhere to the building design standards set forth in Appendix A, Section D. However, the following shall not be required:
    - a. Curbs, crosswalks, curb bulb-outs, street lights, traffic lights, or changes in pavement materials or color.
    - b. Commons. Small pocket parks are encouraged.
    - c. Formal sidewalks.

### **Section III. Traditional neighborhood hamlet.**

- A. Applicability. Where a conservation subdivision is to be designed as a “Traditional Neighborhood Hamlet,” the following standards shall apply in addition to the standards set forth in Section I above.
- B. Standards.
  - 1. Dwelling layout. The Planning Board may require that a minimum of 75% of the total dwelling units be situated on the property to conform to the traditional neighborhood design standards. The remaining dwelling units may be located strategically on the property to preserve open space.
  - 2. The Planning Board may require that the subdivision adhere to the building design standards set forth in Appendix A, Section E. In addition, the Planning Board may also require that the subdivision comply with the following standards:
    - a. Sidewalks and/or trails and bicycle routes shall be incorporated to promote safe and efficient mobility, and create links between residences, mixed uses, and surrounding open spaces.

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- b. Streetscape features and traffic calming measures shall be used to separate vehicular from pedestrian movement.
- c. Streets shall be interconnected in a grid or modified grid street pattern with block lengths from 200 feet to 400 feet.
- d. Shared parking lots within rear yards and shared access to parking lots shall be incorporated.
- e. Commons, squares, and pocket parks shall be introduced as focal points in the neighborhood. One common “green” no less than 30,000 square feet shall be provided in a central location in the neighborhood and framed by new dwellings. Additional smaller greens serving clusters of dwellings shall be incorporated into the overall design of the neighborhood.