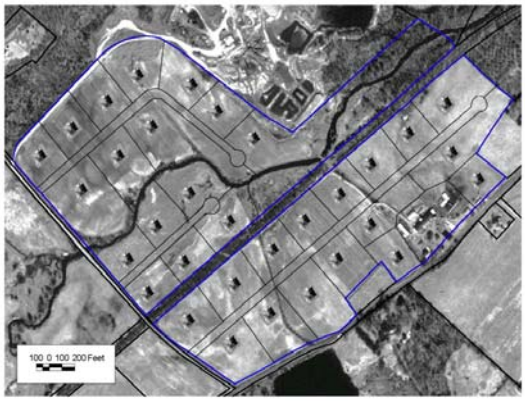
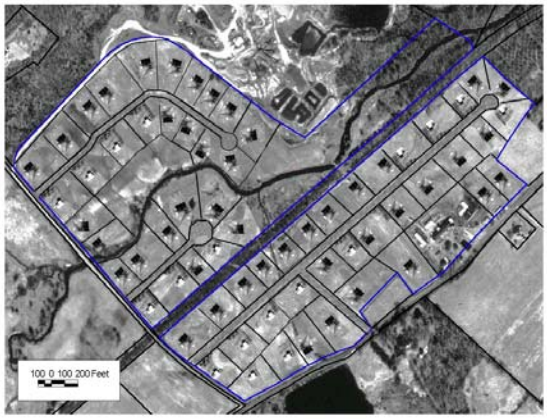
Note: The following are illustrations of clustering and conservation subdivision design that I have developed or included in other Comprehensive Plans.

An Illustration of Clustering



This photo simulation illustrates a conventional subdivision at a density of one dwelling per four acres where the minimum lot size equals four acres. Note how all land in this parcel is "used" by being split up and part of individual home lots, including the stream corridor. This is an actual aerial photo of a sod farm in Orange County, NY.

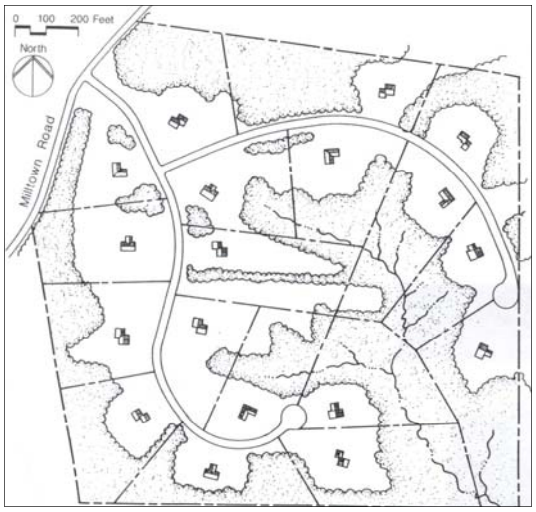


This photo simulation illustrates a similar conventional subdivision, but at a density of one dwelling per two acres where the minimum lot size equals two acres. Note that all land in this parcel is "used" by being part of individual home lots.

This photo shows a clustered subdivision at a density of one dwelling per two acres, but houses are clustered around the existing farmstead with minimum lot sizes of one acre. Note that the majority of the parcel remains as open space and will continue to be used for sod farming. This subdivision would allow continued farming, as well as protection of the stream corridor that passes through the property. Ownership of the preserved parcel could remain with the original landowner, be owned by a homeowners association, or by one of the new landowners as a type of "estate lot".

An Illustration of Conservation Subdivision

Example of A Conservation Subdivision (all illustrations from *Growing Greener*, by Randall Arendt, published by National Landmark Trust, 1999)



Lot layout of a site showing a typical subdivision where no open space is preserved. This lot layout yields 18 sites for building. The illustration below, and next page illustrates how this site could be developed under a conservation design. Using the flexibility of the tool, there are numerous ways the site could be developed.

Figure 1: Conventional Subdivision Design

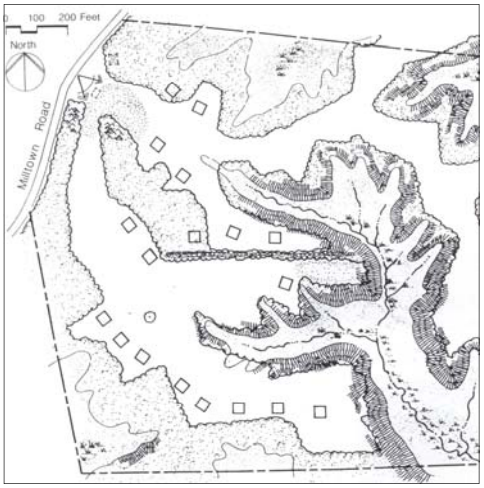
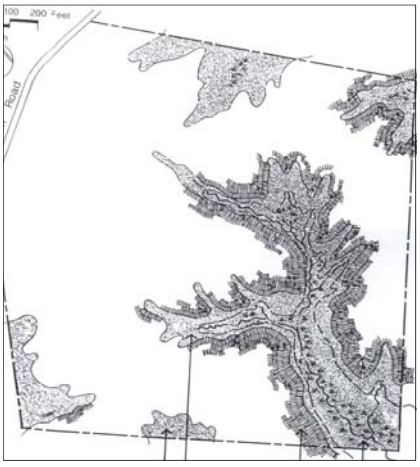
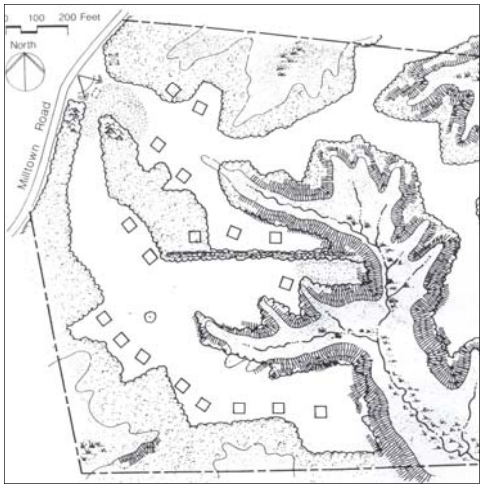


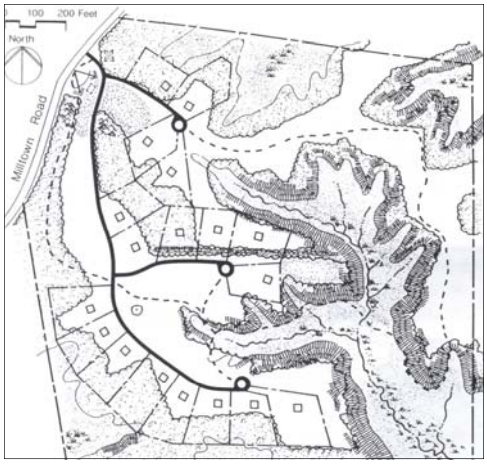
Figure 2: Conservation Subdivision Design



Step 1 of Conservation Subdivision design: <u>identify areas to be conserved.</u> In t his example, wetlands, steep slopes over 25% and a 100-year floodplain are identified as critical areas to be preserved on this parcel.



Step 2 of Conservation Subdivision design: locate house sites to maximize the number of homes with a view or direct access to the preserved areas of the parcel. Building envelopes or areas of disturbance are typically set.



Step 3 and 4 of Conservation Subdivision design: align streets and trails, and draw in lot lines. Streets should minimize new curb cuts from the access road. The last step is to draw in the lot lines. In this technique, lot lines are the least important task compared to a conventional subdivision where lot lines are drawn in first. Note that there are still 18 lots created in this subdivision at the same time that at least 50% of the site is preserved in an unbuilt condition.