

***Potsdam Local Government Conference
October 13, 2015***

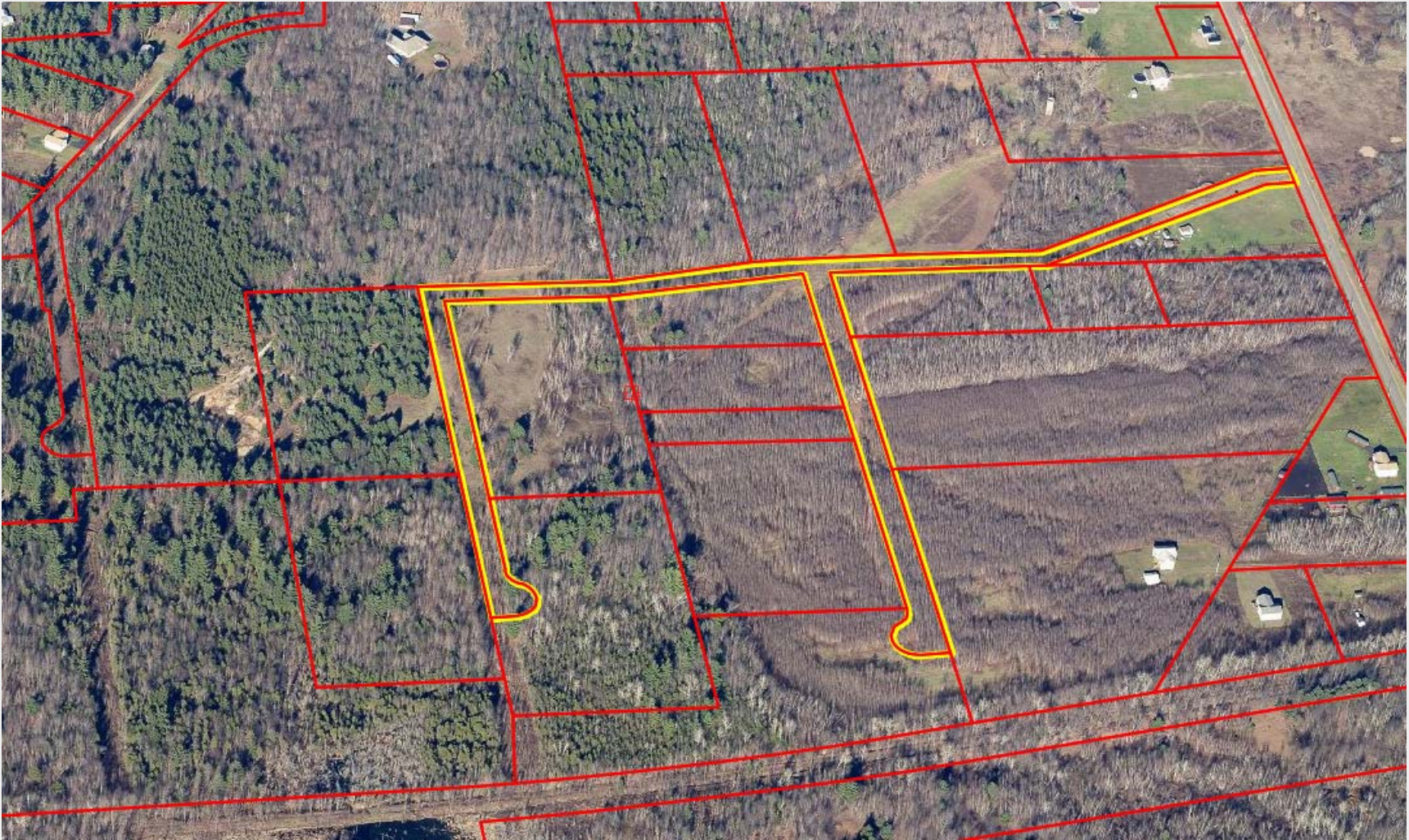
***Conservation Subdivisions
What are they and how do
they differ from
Conventional Land
Subdivision***

***Michale Glennon, PhD, Wildlife Conservation Society
Jason Pfothenauer, Deputy Director, St. Lawrence County Planning Office***

Attack of the Zombie Subdivisions!!!



Not in the North Country!?!?



Subdivision of Land

What is it/why do it?

Division of any parcel of land into a number of lots for the purpose of sale, transfer of ownership or development (NYS Town Law, Section 276).

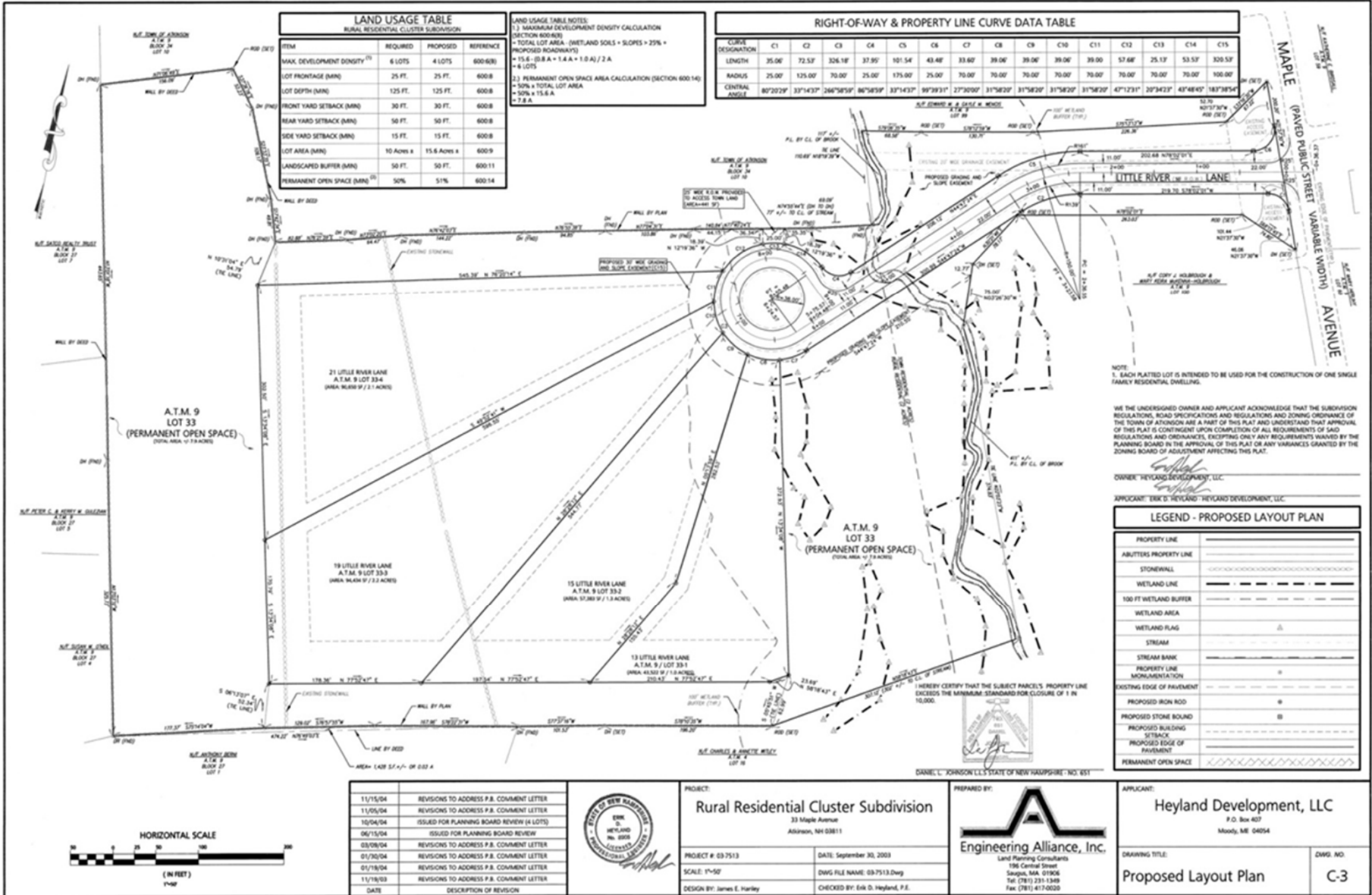
Intent is to create thoughtful, well balanced development of land that has a favorable impact on a neighborhood.

Ensure adequate services (roads, water, sewer or septic, power, etc.) can be provided.

Subdivision Review Elements

Subdivision elements vary by municipality; often include locations and specifications for:

- Lots
- Streets, roads, sidewalks, curbs
- Sanitary sewers, storm drains, water mains
- Street lighting and signs
- Trees and landscaping
- Utility lines and easements
- Topography
- Soil conditions
- Wetlands
- Land set aside for parks or playgrounds, or money in lieu



LAND USAGE TABLE			
RURAL RESIDENTIAL CLUSTER SUBDIVISION			
ITEM	REQUIRED	PROPOSED	REFERENCE
MAX. DEVELOPMENT DENSITY (D)	6 LOTS	4 LOTS	600-60B
LOT FRONTAGE (MIN)	25 FT.	25 FT.	600-8
LOT DEPTH (MIN)	125 FT.	125 FT.	600-8
FRONT YARD SETBACK (MIN)	30 FT.	30 FT.	600-8
REAR YARD SETBACK (MIN)	50 FT.	50 FT.	600-8
SIDE YARD SETBACK (MIN)	15 FT.	15 FT.	600-8
LOT AREA (MIN)	10 ACRES	15.6 ACRES	600-9
LANDSCAPED BUFFER (MIN)	50 FT.	50 FT.	600-11
PERMANENT OPEN SPACE (MIN)	50%	51%	600-14

LAND USAGE TABLE NOTES:
 1.) MAXIMUM DEVELOPMENT DENSITY CALCULATION (SECTION 600-60B)
 • TOTAL LOT AREA (NETLAND SOILS - SLOPES > 25% + PROPOSED ROADWAYS)
 = 15.6 - (0.8 A + 1.4 A + 1.0 A) / 2 A
 = 4 LOTS
 2.) PERMANENT OPEN SPACE AREA CALCULATION (SECTION 600-14)
 • 50% x TOTAL LOT AREA
 = 50% x 15.6 A
 = 7.8 A.

RIGHT-OF-WAY & PROPERTY LINE CURVE DATA TABLE															
CURVE DESIGNATION	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	C13	C14	C15
LENGTH	35.00	72.57	326.18	37.95	101.54	43.48	33.60	39.06	39.06	39.06	39.06	39.06	17.68	25.17	53.57
RADIUS	25.00	125.00	70.00	25.00	175.00	25.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00	100.00
CENTRAL ANGLE	80°20'29"	33°14'37"	286°58'59"	86°58'59"	33°14'37"	89°39'31"	27°20'00"	31°58'20"	31°58'20"	31°58'20"	31°58'20"	31°58'20"	47°12'31"	20°34'23"	45°48'40"

NOTE:
 1. EACH PLATTED LOT IS INTENDED TO BE USED FOR THE CONSTRUCTION OF ONE SINGLE FAMILY RESIDENTIAL DWELLING.

WE, THE UNDERSIGNED OWNER AND APPLICANT ACKNOWLEDGE THAT THE SUBDIVISION REGULATIONS, ROAD SPECIFICATIONS AND REGULATIONS AND ZONING ORDINANCE OF THE TOWN OF ATONSONG ARE A PART OF THIS PLAN AND UNDERSTAND THAT APPROVAL OF THIS PLAN IS CONTINGENT UPON COMPLETION OF ALL REQUIREMENTS OF SAID REGULATIONS AND ORDINANCES, EXCEPTING ONLY ANY REQUIREMENTS WAIVED BY THE PLANNING BOARD IN THE APPROVAL OF THIS PLAN OR ANY VARIANCES GRANTED BY THE ZONING BOARD OF ADJUSTMENT AFFECTING THIS PLAN.

OWNER: HEYLAND DEVELOPMENT, LLC
 APPLICANT: ERIC D. HEYLAND / HEYLAND DEVELOPMENT, LLC

LEGEND - PROPOSED LAYOUT PLAN	
PROPERTY LINE	_____
ADJUTERS PROPERTY LINE	_____
STONEWALL	-----
WETLAND LINE	-----
100 FT WETLAND BUFFER	-----
WETLAND AREA	-----
WETLAND FLAG	▲
STREAM	-----
STREAM BANK	-----
PROPERTY LINE MONUMENTATION	○
EXISTING EDGE OF PAVEMENT	-----
PROPOSED IRON ROD	○
PROPOSED STONE BOUND	□
PROPOSED BUILDING SETBACK	-----
PROPOSED EDGE OF PAVEMENT	-----
PERMANENT OPEN SPACE	-----

DATE	DESCRIPTION OF REVISION
11/15/04	REVISIONS TO ADDRESS P.B. COMMENT LETTER
11/05/04	REVISIONS TO ADDRESS P.B. COMMENT LETTER
10/04/04	ISSUED FOR PLANNING BOARD REVIEW (4 LOTS)
06/15/04	ISSUED FOR PLANNING BOARD REVIEW
03/05/04	REVISIONS TO ADDRESS P.B. COMMENT LETTER
01/20/04	REVISIONS TO ADDRESS P.B. COMMENT LETTER
01/18/04	REVISIONS TO ADDRESS P.B. COMMENT LETTER
11/18/03	REVISIONS TO ADDRESS P.B. COMMENT LETTER
DATE	DESCRIPTION OF REVISION



PROJECT:
Rural Residential Cluster Subdivision
 33 Maple Avenue
 Atkinson, NH 03811

PROJECT # 03-7513
 SCALE: 1"=50'
 DESIGN BY: James E. Harley

DATE: September 30, 2003
 DWG FILE NAME: 03-7513.Dwg
 CHECKED BY: Erik D. Heyland, P.E.

PREPARED BY:
Engineering Alliance, Inc.
 Land Planning Consultants
 196 Central Street
 Saugus, MA 01906
 Tel: (781) 331-1348
 Fax: (781) 417-0030

APPLICANT:
Heyland Development, LLC
 P.O. Box 607
 Moody, ME 04054

DRAWING TITLE:
Proposed Layout Plan

DWG. NO.:
C-3



Subdivision Review Process

Often divided into Minor and Major subdivisions – decided locally (fewer regulations for minor)

Can include a preliminary and final approval process

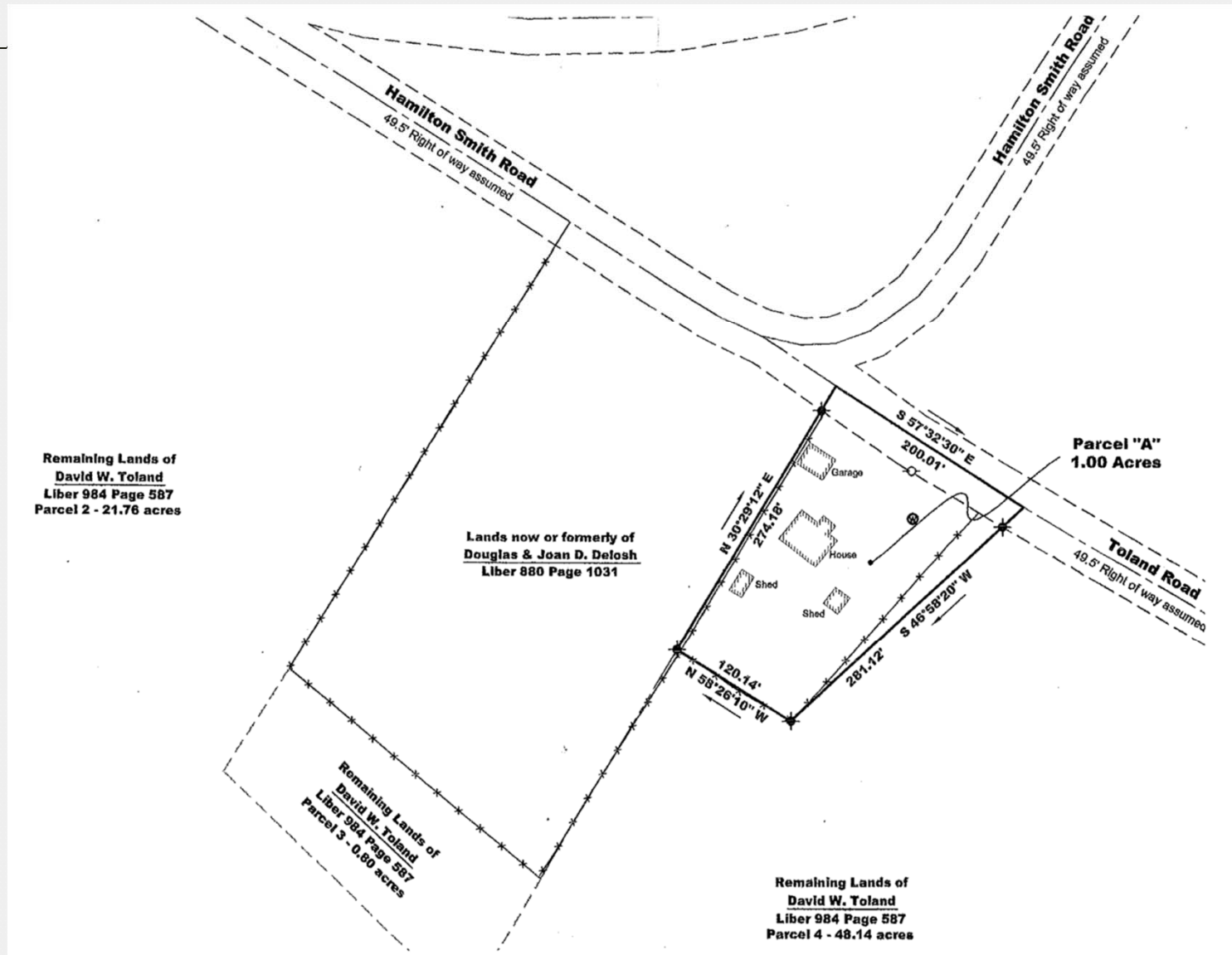
Public Hearing and SEQR review are required

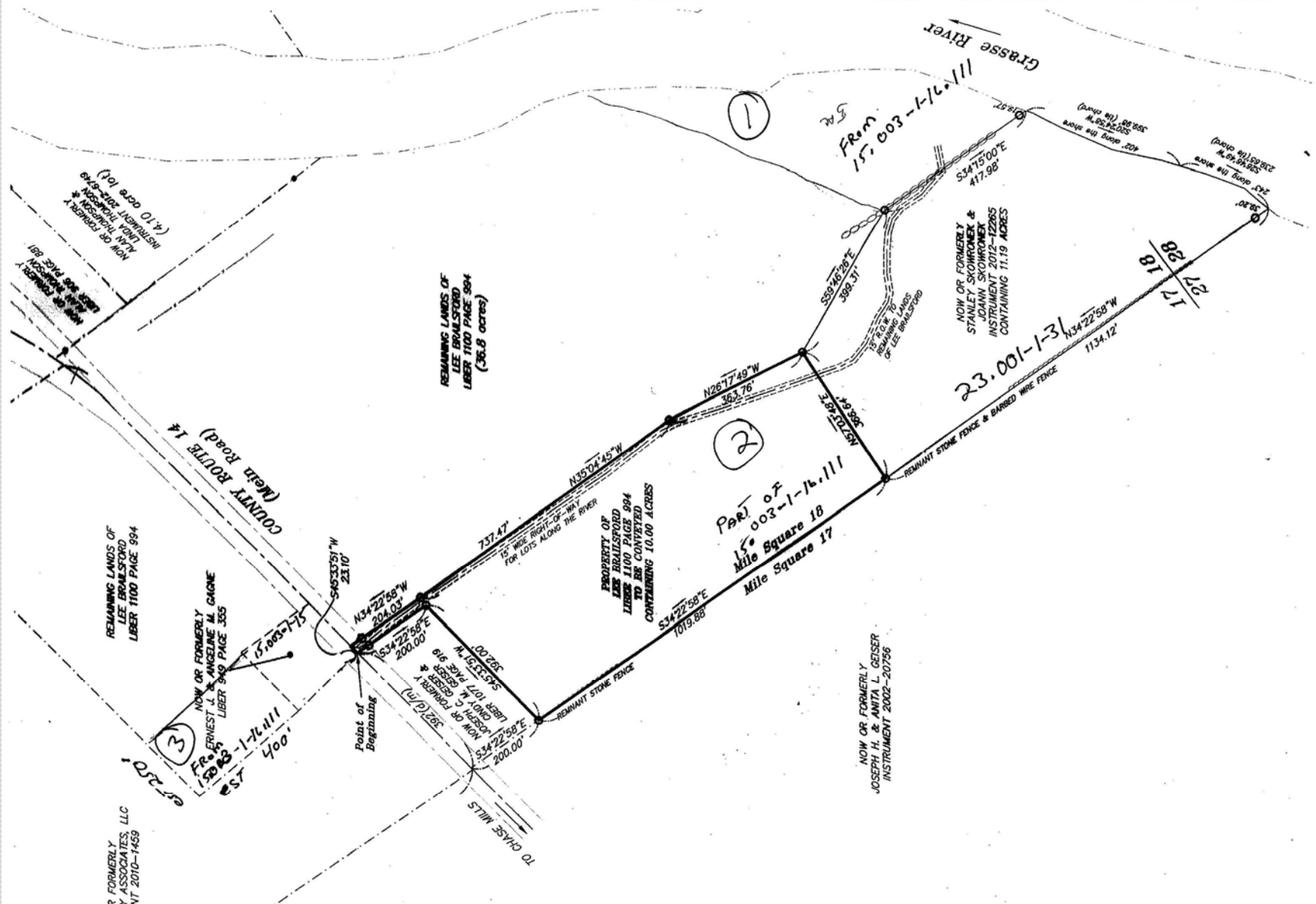
Can be approved, conditionally approved, or disapproved

If no action taken in certain time periods, approved by default

Department of Health regulates subdivisions that consist of 5 or more lots, 5 acres or less in size, created within a 3 year time period

Local Subdivision Examples





FORMERLY
Y ASSOCIATES, LLC
NY 2010-1469

REMAINING LANDS OF
LEE BRAILSFORD
LIBER 1100 PAGE 894

NOW OR FORMERLY
ERNEST J. & ANGELENE M. GAGNE
LIBER 949 PAGE 365

REMAINING LANDS OF
LEE BRAILSFORD
LIBER 1100 PAGE 894
(36.8 acres)

PROPERTY OF
LEE BRAILSFORD
LIBER 1100 PAGE 894
TO BE CONVERTED
CONTAINING 10.00 ACRES

Part of
15.003-1-16.111
Mile Square 18
Mile Square 17

23.001-1-31
N34°22'58" W
1134.12'

NOW OR FORMERLY
STANLEY SKOHRONEX &
JOANN SKOHRONEX
INSTRUMENT 2012-12265
CONTAINING 11.19 ACRES

NOW OR FORMERLY
JOSEPH H. & ANITA L. GEISER
INSTRUMENT 2002-20756

1

2

3

From
15.003-1-16.111

Grasse River

COUNTY ROUTE 14
(Main Road)

TO CHASE MILLS

REMANANT STONE FENCE & BARRIED WIRE FENCE

Point of Beginning

15' WIRE RIGHT-OF-WAY
FOR LOTS ALONG THE RIVER

15' R.O.W. TO
REMAINING PARTS
OF LEE BRAILSFORD

172
172
344

(Area #1) 80.965
M. 02.02.265

(Area #2) 20.251
M. 02.02.265

(Area #3) 20.251
M. 02.02.265

S45°33'51" W
231.10'

N34°22'58" W
204.03'

S34°22'58" E
200.00'

S34°22'58" E
200.00'

S34°22'58" E
1019.88'

S34°22'58" E
200.00'

S34°22'58" E
200.00'

S34°22'58" E
200.00'

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S34°22'58" E
200.00'

Subdivision Review Comments

- ◎ Soil conditions
- ◎ Wetland proximity
- ◎ Well to septic separation distance
- ◎ Road access for emergency services

Subdivision Take Aways

- ◎ The value of subdivision review is to ensure wise land use
- ◎ Follow your local subdivision regulations and make sure that they are relevant
- ◎ Don't be afraid to propose conservation subdivisions in your community