

# Rural Design Guidelines; New Zoning Districts; and Conservation Incentive Zoning For the Western Clifton Park GEIS, 2004 (*subconsultant services*)

On behalf of Clough Harbour & Associates, LLP, for the Town of Clifton Park, Behan Planning Associates, LLC assisted with several conservation and growth components of the Western Clifton Park GEIS. Our services in this process included: land use planning and landscape analysis; fiscal analysis on the build-out land use scenarios of the town; design guidelines; and zoning analysis. Our firm conducted a public workshop attended by approximately 150 people to discuss potential adjustments to the town's zoning tools for growth and conservation.



Our deliverables included draft language for three new zoning districts in Western Clifton Park: Conservation Residential; Hamlet Mixed-Use and Hamlet Residential. A draft conservation incentive zoning code was also prepared. Zoning amendments were adopted by the Town of Clifton Park Town Board in May 2005 and are currently in effect. The tools serve to support the conservation of the town's remaining agricultural core and rural, countryside landscape character. They help to incentivize the transfer of development rights within the Western Clifton Park area of town to preferred areas of settlement where there is existing infrastructure.

