

**FREE WORKSHOP: Please Join Us Tuesday, August 19, 5:00–8:30 pm**  
at Skyline Lodge, 1254 Highland Park Rd., Fabius, NY 13063 (a light buffet will be served)

# Preserving Rural Character Through Conservation Subdivision Design

Sponsored by CNY Regional Planning & Development Board

**Presenter: Author, Randall Arendt**

(Participating municipalities may offer 3 hours of annual ZBA and Planning Board member training credits for this Seminar)

*"I have had several people tell me that yours was the best program they have ever attended at a MMA convention"* – William Livengood, Esq., Maine Municipal Association

**THIS LAND USE POLICY WORKSHOP describes practical, proven, market-based techniques** for protecting rural character and community-wide open space networks through “conservation design” principles in updated zoning and subdivision regulation. Examples illustrate how thousands of acres have been conserved in this manner, at no public cost, and *without* negative impacts on landowners.

This session will help town officials, developers, and site designers accomplish complementary goals: the construction of full-density residential subdivisions (developers' goal) in a way that helps build a community-wide networks of permanent conservation land in a healthful, attractive manner (officials' goal). The session is geared to Planning Boards and ZBA's, and professional land use planners who write codes and review site plans. Numerous examples will be discussed, ranging from those built at lower rural densities using individual wells and septic systems, to those created at higher densities in serviced locations. The program shows how conservation design techniques can be readily combined with “traditional neighborhood” principles to create walkable places incorporating, distinctive features of the natural and cultural landscape, producing more interesting results.



*Hawksnest, Delafield, Waukesha County, WI*



*Conover Commons Cottages, Redmond, WA*

**THIS SESSION will describe a simple four-step design process** for laying out this kind of greener neighborhood, a method devised over years of experience where such developments have been reviewed, approved, financed, built, sold and lived in. Design enhancements that improve marketability and bottom-line profitability (through lot premiums and faster absorption) make these developments "twice green" achieving both environmental and economic goals.

**LEARN HOW the best results are achieved** by identifying the green infrastructure first, and carefully interweaving new development into the greenway fabric for the best of both worlds. Developers sometimes use this approach when the site's topography requires it, but less often when the site contains easily-buildable farmland. Even parcels that are flat, open, and dry can easily be designed with a network of conservation lands identified at the front end of the planning process, attractively shaping the subsequent development layout.

---

**DIRECTIONS to SKYLINE LODGE:** From Exit 14 – Interstate 81(Tully), follow Route 80 east 11 miles to Highland Forest, turn right at the sign and follow the entry road for about ½ mile to first drive on left.

**RSVP by August 15:** 315-422-8276 (Extension 212) – Jeanie Gleisner, CNY Regional Planning & Development Board