



2017 Memorandum in Support

Bill: A5451 by Assembly member Englebright

Title: An Act to amend the executive law, in relation to preserving ecological integrity, wildlife and open space in the Adirondack park.

The Adirondack Mountain Club (ADK) Strongly Supports this Legislation.

This legislation would strengthen the Adirondack Park *Land Use and Development Plan* by incorporating modern conservation design principles that help curtail development sprawl in rural areas.

This legislation provides for *Conservation subdivisions* (CSD) in the Adirondack Park. CSDs are designs that protect sensitive areas and open space for ecological integrity, and quality of life for subdivision residents. CSDs are designed according to site-specific ecological preservation and forest stewardship plans which are prepared by qualified experts. Based on a detailed study of a project site, the plans guide site project design. A CSD also conserves, by a deed restriction or restrictive covenant, at least seventy-five percent of a tract in contiguous and intact open space following the site's ecological preservation and forest stewardship plan. These sensible plans preserve cultural and natural features to provide, in essence, residential parks for the members of a subdivision community.

The benefits of *Conservation subdivision* are many, including water quality and wildlife habitat protection, excellent financial performance, increased quality of life, reduced sprawl, reduced infrastructure construction costs, reduced maintenance costs, reduced demand for publicly funded greenspace, and an additional means for expanding public trails and greenways.

This legislation will serve to help update conservation practice in the Adirondack Park and is essential to fulfilling the intent of the forty year old *Adirondack Park Land Use Development Plan* that was drafted 40 years ago.

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