

<b>Topic:</b>	Natural Resource Protection & Conservation; Scenic Resources; Zoning Regulations
<b>Resource Type:</b>	
<b>State:</b>	New York
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	Town of Clarkstown
<b>Year (adopted, written, etc.):</b>	1983
<b>Community Type - applicable to:</b>	Suburban; Rural
<b>Title:</b>	Town of Clarkstown Conservation Density District Ordinance
<b>Document Last Updated in Database:</b>	May 1, 2017

### ***Abstract***

Chapter 290, Article II, § 290-6 of the Town Code for the Town of Clarkstown provides protection to Clarkstown's scenic resources (including streams, wooded-areas, steep slopes, large open spaces and scenic vistas) by controlling and limiting development that would otherwise harm these scenic natural resources.

### ***Resource***

Town of Clarkstown NY Conservation Density District Purpose Clause  
Code of the Town of Clarkstown NY  
Chapter 290: Zoning  
Article II: Districts, Zoning Map and Controls  
§ 290-6: Purpose of Districts  
General Code

§ 290-6(Q).

R-160. The Conservation Density Residence District is hereby established to provide protection to the town's scenic resources, including streams, wooded-areas, steep slopes, large open spaces and scenic vistas, by controlling and limiting development that would otherwise encroach upon these scenic resources. Specifically, the purpose of the district is:  
**[Added 6-28-1983]**

- (1) To preserve and protect the scenic resources of the Town of Clarkstown.
- (2) To allow for the continuation of a frame of green wooded hills along the town's northern boundary as a continuation of High Tor State Park, South Mountain County Park and, in the Valley Cottage area, as a continuation of the green wooded hills of

Rockland Lake State Park.

- (3) To support the practice of avoiding intensive development through the granting of land donations, negative easements and other limited interests in land.
- (4) To minimize development near streams and marshes, rock outcrops, upon high places and steep slopes or near parks.
- (5) To provide for volume and routing of vehicular and pedestrian traffic with the least practicable impact to and within conservation areas.
- (6) To minimize erosion and the likelihood of damage due to flooding or runoff, and to preserve or enhance natural stormwater storage.
- (7) To promote the enjoyment of scenic vistas and natural areas by residents and visitors.
- (8) To protect the watershed of the Hackensack River.
- (9) To minimize the loss of forest cover on steep slopes and escarpments.
- (10) To encourage creation, preservation or enhancement of wildlife cover and habitat, and to foster the continuity of natural ecosystems.