

Tool Kit Index

Introduction to Voluntary and Incentive Tools

Overview of voluntary measures and the concept of stewardship of conserved lands

Fee interest etc.

Pros and cons of conservation provisions put on land sale or lease agreements, both for the seller and for the purchaser.

Conservation easements

The benefits of permanent restrictions placed on property deeds for preserving agricultural or conservation purposes, with third party enforcement; how different from deed restrictions

PDR and TDR

Ways of compensating owners and of balancing community density by using property development rights

Introduction to regulatory tools

Setting a framework for land conservation through comprehensive planning, regulations and zoning

Zoning Tools 1

Using clustering and design standards as flexible, creative planning tools to balance subdivision development and open space protection

Zoning Tools 2

Obtaining mutual community benefits from developers through incentives, overlay and development districts

Designating Environmental and Historical Zones

Ways to protect areas of special natural or cultural importance from development

SEQRA

Understanding and using the State Environmental Quality Review Act as projects, regulations and policies are developed; the role of the Environmental Impact Statement