

Future Land Use Plan Classifications

Helderberg Escarpment Scenic Viewshed Area (HEV)

The future land use for the Helderberg Escarpment Scenic Viewshed Area focuses on preservation and minimal, thoughtfully designed development to protect scenic and natural resources. The primary goal is to preserve the "signature" views of and from the Helderberg Escarpment. This is achieved by limiting new development, especially on ridgelines and in areas that would impact significant views. Strategies emphasize land protection through means such as conservation easements and the transfer of development rights. These tools protect land from subdivision while allowing traditional uses, such as farming, to continue.

Bozenkill Conservation Corridor (BCC)

Centered on protecting and expanding a contiguous natural area for conservation, passive recreation, and wildlife habitat. The effort ensures the area remains undeveloped and focused on environmental protection. A major success occurred in late 2024 with the acquisition of 225 acres off Bond Road, bringing the corridor's total protected area to nearly 700 acres.

Albany Pine Bush Preserve Commission Study Area (PB)

Grow from its current 3,400 acres to a complete 5,380-acre preserve by acquiring or protecting additional properties from willing landowners, primarily in key areas for ecosystem health and continuity. The goal is to create a large, functional ecosystem of inland pitch pine-scrub oak barrens, supporting unique wildlife and providing opportunities for public recreation like hiking and biking. Land management techniques, including prescribed fire and mechanical treatments, will continue to restore and maintain these unique ecological communities.

Settles Hill Scenic Viewshed Area (SHV)

Emphasizes the preservation of its rural character, natural beauty, and open spaces. Development is intended to be low-intensity and environmentally conscious, primarily through updating zoning regulations and guiding growth to respect the area's sensitive features

Black Creek Marsh Wildlife Management Area (BCM)

Maintaining and enhancing its current functions as a wildlife habitat and a site for wildlife-dependent recreational activities like hunting, trapping, fishing, and hiking. The primary goal will be to preserve its diverse wetland and upland habitats, which support a wide array of amphibians, reptiles, and other wildlife. Future actions, guided by habitat management plans, will focus on protecting natural features, controlling invasive species if present, and providing access for public enjoyment.

Rural, Agriculture & Natural Resources (RAN)

These regulations designate areas for long-term preservation as predominantly undeveloped rural landscapes. Key objectives include maintaining low population density and an open character, protecting vital agricultural and timber resources, and conserving critical water resources, wildlife habitats, and scenic vistas.