

## City of Saratoga Springs Conservation Area and No Cut Buffer Policy Draft 12.

Unless otherwise considered and acted upon by the Planning Board, the following items shall be the required implementation for any no cut buffer or conservation area considered during Planning Board action.

1. Identified conservation area shall be clearly provided on any plans related to the overall activity. Metes and Bounds shall be required for any proposed no cut buffer or preservation area included within a proposed activity. Proposed easement, deed restriction or general restrictions language shall be provided on the proposed plan as well as any required separate documentation. Any adjacent clearing and grading limits shall be provided in concert with the no-cut buffer upon plans provided for final review by the Planning Board.
2. Upon any approval at a Planning Board meeting, the area identified for protection shall be clearly delineated on site by installing orange 4ft. tall heavy duty plastic snow or safety fencing securely attached to steel (14 gauge min.) U channel fence posts spaced no greater than 25 ft. apart at all clearing facing or public accessible frontage. The location of fencing shall be established on plan prior to any action.
3. Signage printed on laminate or otherwise protected from weather of at least 8 1/2"x 11" noting "Natural Conservation area, no tree cutting or disturbance permitted at any point. More information can be obtained from the City of Saratoga Springs Planning Department at 518.587.3550x2533, or [www.saratoga-springs.org](http://www.saratoga-springs.org)." shall be posted at minimum every 50 feet along all fencing.
4. All conservation area mapping and required details shall be added to the City's inventory of public and privately held easements and preservation areas.
5. Any deed restriction or conservation easement required by the Planning Board shall be filed prior to, or at the same time, as any final site plan or subdivision plat.
6. Should a site with an active approval that contains a conservation area be sold or conveyed to another party, proof of the new owner's acceptance of the overall project conditions and restrictions is required to be provided to the City Planning Office. Such correspondence should include all relevant project information including Planning Board project number, Tax Parcel ID, and a copy of the most recent plans as an attachment.