

TOWN OF RED HOOK
DUTCHESS COUNTY, NEW YORK



Proposed Community Preservation Project Plan
March 23, 2011 Draft

TOWN OF RED HOOK

PROPOSED
Community Preservation Project Plan

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Town of Red Hook

Community Preservation Project Plan

PART 1. INTRODUCTION, PURPOSE AND SUMMARY

A. INTRODUCTION

Red Hook is a diverse town situated in Northern Dutchess County. It is 38.9 square miles¹ in land area and had an estimated population of 11,597 in 2009². It includes the villages of Red Hook and Tivoli as well as the hamlets of Upper Red Hook, Annandale, and Barrytown. The Town has a distinctly rural character with rolling hills and farmland dotted with barns and historic farmhouses. Its landscape is characterized by diversity, ranging from the shoreline of the tidal Hudson River in the west to the “breadbasket” farmland north and east of the Village of Red Hook and with more rugged hills in the east.

Red Hook’s settlements remain largely separated by tracts of undeveloped open space, forests, wetlands and meadows or farmland, creating the typical rhythm of a bucolic rural landscape. Agriculture continues in economic importance to the community, with almost one-third of the Town’s land area devoted to agriculture. The Town’s innovative farmers continue a tradition that dates back centuries, but are challenged by competition for uses of their land and markets for their crops due to present day realities.

Farm stands featuring local produce dot Red Hook’s countryside, families can enjoy "pick-your-own" apples and other produce at many of Red Hook’s orchards, and a new winery was established in the past decade. Red Hook's Apple Blossom Day is a spring festival held each year. A winter farmers market recently established in the Village continues to grow.

Protection of Red Hook’s rural quality, agricultural character, and its natural environment clearly stand out as major goals for residents of the Town. When asked on a public opinion survey for the Town’s *Comprehensive Plan* how important certain issues were, the highest priorities for protection were agricultural lands, scenic vistas, wildlife habitats, groundwater resources, streams and drainage areas, Hudson Riverfront, scenic roads, wetlands, forests, historic and archaeological sites. These qualities are what residents value most and want to protect. Other priorities for residents are to “preserve and enhance the quality of life,” “maintain and protect rural character,” and the “continuation and diversification of agriculture.”

For the past twenty years, the Town has enacted a wide range of plans and programs, including an Open Space Plan, for preserving farms, open space, and other important resources. These plans, however, have never fully realized the Town’s goals of preserving

¹ This is equivalent to about 24,896 acres.

² Town data includes the two villages.

the full array of extraordinary natural diversity and unique quality of life, which sets Red Hook apart from other Hudson Valley towns.

In 2006, the New York State Legislature amended Article 4 of the New York State Town Law by adding a new Section 64-h to authorize the Town Board to establish, through a local referendum, a Community Preservation Fund supported by revenues from a two (2) percent real estate transfer tax on amounts over and above the Dutchess County median home price. This legislation allows the Town of Red Hook to protect its farmland and open space, which is vital to the future social, economic and environmental health of the Town. It also supplements the Town of Red Hook Farmland Protection Program already established for the purpose of purchasing development rights and acquiring conservation easements on agricultural resources in the Town. On October 7, 2003, the voters of the Town of Red Hook approved the Farmland Protection Program to preserve important agricultural resources. The voters approved a proposition authorizing the expenditure of \$3.5 million for the acquisition of interests or rights in real property for the preservation of farmland in the Town, pursuant to § 247 of the General Municipal Law.³ The Farmland Protection Program Guidelines and Criteria describing funding procedures and standards are attached to Resolution # 15 adopted on July 8, 2003. So far approximately \$2 million has been invested in the program.

The Town Board adopted Local Law No. 1 of 2007 establishing the Community Preservation Fund in Chapter 57 of the Red Hook Town Code. Deposits into the fund can include revenues of the Town from whatever source and can include, at a minimum, Open Space Acquisition Bond Funds, all revenues from or for the amortization of indebtedness authorized for the acquisition of open spaces or areas pursuant to § 247 of the General Municipal Law, and any revenues from a real estate transfer tax which may be established. The fund can also be authorized to accept gifts. Interest accrued by monies deposited in the fund must be credited to the fund and no monies deposited in the fund can be transferred to any other fund or account.

To date, 1,496.2 acres have been preserved or are proposed for preservation by the Town through purchase of development rights on the following farms and open spaces. The Scenic Hudson Land Trust (SHLT), Dutchess Land Conservancy (DLC), and Winnakee Land Trust (WLT) have been partners in the effort to acquire the development rights on farms and other open space lands. Red Hook has also been able to leverage County, State and Federal funding for some of the properties.

³ See Bond Resolution (Resolution 2003 #16) dated July 8, 2003.

1. Existing Protected Lands: Town of Red Hook

Name	Easement Holder	Acres	Date Closed	Municipal Funding	Other Funding Source	Parcel Number
Blum Farm	SHLT	42.90	6/25/2008	Red Hook	Scenic Hudson	6175-00-608687 6175-00-820625
Blum & McGiver Farm	SHLT	33.77	6/25/2008	Red Hook	Scenic Hudson	6175-00-682703
Schachat	SHLT	23.69	6/25/2008	Red Hook	Scenic Hudson	6175-00-756599
Linden Farm	SHLT	231.38	7/28/2004	Red Hook	Scenic Hudson	6274-00-585275 6274-00-561055
Agra-Gate Farm, LLC	SHLT	124.42	6/25/2008	Red Hook	Scenic Hudson	6175-00-651554
Oriole Orchards (Feller)	SHLT	137.53	4/15/2005	Red Hook	Scenic Hudson	6373-00-330435
Steiner Farm	DLC	224.00	12/16/2004	Red Hook	Dutchess County	6273-00-441702
Mead Orchards 82 Acres	DLC	82.10	6/24/2010	Red Hook	NYS, Dutchess County	6374-00-145750 6374-00-024621
Wil-Hi Farm	WLT	15.50	1/1/2009	Red Hook	Dutchess County	6374-00-152562
David & Karen Fraleigh	SHLT	123.95	6/30/1998			6375-00-170225 6373-00-385078
Lown Farm	SHLT	263.89	6/30/1998			6272-00-050950 6272-05-236942 6373-00-160475
Mandara, Inc.	SHLT	206.11	8/4/1998			6274-00-175624 6274-00-249450 6274-00-425615
McKeon Farm	SHLT	377.30	12/30/2009			6373-00-534040 6373-00-425218 6373-00-729174 6373-00-674240 6373-00-640004
Rocco and Benita Migliorelli	SHLT	135.15	7/24/1998			6274-00-696839
Mongelli	SHLT	212.58	9/1/1998			6373-00-905456 6373-00-901207 6273-00-006166 6273-00-008117
Montgomery Place	SHLT	116.77	10/30/1987			6173-00-260340
Rokeby LP	SHLT	413.00	07/28/1994			6172-00-129453 6172-00-441229
Toni Sosnoff	SHLT	366.71	11/12/1993			6172-00-303090 6172-00-008190 6172-00-786234
Lili Taylor	SHLT	82.00	07/24/1998			6274-00-491541

2. Pending Projects: Town of Red Hook

Name	Easement Holder (N/A)	Acres	Date Closed (N/A)	Proposed Funding	Other Proposed Funding	Parcel Number
Biezynski / North Wind Farm		84.78		Red Hook	Scenic Hudson, NRCS	6274-00-425898
Jones, Allan & Carmel		67.14		Red Hook	Scenic Hudson, NRCS	6274-00-058742
Migliorelli, Kenneth (Lasher Road)		28		Red Hook	Scenic Hudson, NRCS	6275-00-787007
Sturges, Peter & Nydia		34.38		Red Hook	Scenic Hudson, NRCS	6274-00-343738
Trezza, Albert & Gloria		114.5		Red Hook	Scenic Hudson, NRCS	6275-00-063076
Three Pond Farm, LLC (Ronnie & Allen Streichler) Parcel 1		173.64		Red Hook	Scenic Hudson, NRCS, WRP	6374-00-079945
Three Pond Parcel 2		30.84		Red Hook	Scenic Hudson, NRCS	6274-00-985800
Jones, Julie & Geoff Harrison		16.22		Red Hook	Scenic Hudson, NRCS	6274-00-897405
Karpinsky, Christopher & Joanne		30.88		Red Hook	Scenic Hudson, NRCS	6274-00-663520

The commitment of the Town of Red Hook towards protection of its agricultural and community character is unique in Dutchess County. This success is widely attributed to the adoption and implementation of the Town’s *Comprehensive Plan* and *Open Space Plan*. The plans offered the following recommendations related to protection and preservation of agriculture and open space:

From the *Comprehensive Plan*:

- Maintain and protect the rural character and the scenic resources of the community.
- Provide incentives for new development to locate within the Village of Tivoli and within, or adjacent to, the Village of Red Hook and other established area of the Town, such as the hamlet of Upper Red Hook, while discouraging a land use pattern that might be characterized by an inefficiently-serviced and environmentally-insensitive uniform dispersion of development throughout the Town.

- Require that significant open space consistent with the Town’s rural character be preserved and appropriately maintained in every development, whether residential, commercial or institutional.
- Inventory the principal scenic and open space resources of the community and develop an action plan for the preservation of the most significant of these resources.
- Promote, as part of that overall plan, the use of innovative land use techniques, such as conservation easements, transfer of development rights (TDR), and cluster development, to protect significant irreplaceable natural resources and to focus development toward either the less sensitive areas of the particular development parcel or, in the specific case of TDR, to transfer permitted development density to less sensitive acreage elsewhere in the Town.
- Conserve prime (USDA Soil Conservation Service Class 1 through 4) and other important agricultural soils.
- Protect agricultural operations from disruptions or constraints associated with adjacent non-agricultural development, including the adoption of a “Right to Farm” law.
- Require appropriate buffers between established agricultural and proposed non-farm uses.
- Require non-agricultural activities proposed in areas designated for continued agricultural uses to be clustered on marginal agricultural soils, with prime agricultural and other higher productivity soils reserved for continued agricultural use.
- Promote the strict application of SEQRA and the use of innovative land use techniques, such as conservation easements, TDR, conservation density subdivisions, average density subdivisions and cluster development, to preserve agricultural lands while permitting appropriate small-scale residential development.
- Provide real property tax incentives to the full extent authorized by State legislature to lessen the burden upon the agricultural community for costs principally associated with expanded government services for residential and commercial populations.
- Permit the cost-efficient retail sale of agricultural products both on the farm property and at local farmers’ markets.

From the *Open Space Plan*:

- Appoint an agricultural advisory council.
- Take an active role in protecting open space and farmland by purchasing development rights and securing conservation easements.

- Use conservation easements to permanently protect open space in conservation (clustered) subdivisions, and purchase easements on specific parcels that the Town believes should remain undeveloped.
- Consider the priority resources identified in the *Open Space Plan* when implementing the Town’s Environmental Protection Overlay District and Scenic Corridor Overlay District.
- Use the Town’s clustering provisions to the fullest permitted extent. Amend the Town’s cluster regulations to grant a density bonus for developers who protect more than the minimum required open space, and ensure that farmland that is part of a cluster development is assessed at a reduced value in exchange for the commitment to continue farming.
- Use incentive zoning to channel growth to desirable locations, such as existing residential areas or commercial centers, in order to protect farmland.
- Amend the Town’s Right-to-Farm law to move the notification requirements up to the contract of sale rather than the closing.
- Require local laws or regulations to be in accord with the provisions of Article 25-AA of the NYS Agriculture and Markets Law: Agricultural Districts.
- To minimize land use conflicts, require 200’ buffers between agricultural and residential land uses, and require substantial plantings when no natural features exist. Situate the buffers on the residential lands rather than subtracting it from existing active farmland.
- Reinforce the community’s “town and country” settlement pattern, with traditional neighborhood development in existing or new centers, allowing existing farmland and open space to remain undeveloped. By concentrating well-designed, higher density development in community centers, peripheral areas of open space and farmland can remain rural.
- Reduce assessments on agricultural buildings that are part of a commercial farming operation to reflect their real value as opposed to their best use.
- Adopt a term easement tax abatement program for parcels in open space or farmland.
- After major farms are protected, small parcels (such as small farm plots) must be protected with term easements.

B. PURPOSE OF COMMUNITY PRESERVATION PROJECT PLAN

One of the key elements supporting the adoption and implementation of the Town of Red Hook Community Preservation Fund is this Community Preservation Project Plan (CPPP). The CPPP, once adopted by the Town Board, builds upon the 1990 *Comprehensive Plan*, the 1998 *Trails Feasibility Study*, the 2000 *Open Space Plan*, and the Zoning Law, as well as new

initiatives, including but not limited to regulatory techniques and other conservation strategies that have been adopted by the Town.

The CPPP includes the following features:

1. The Plan lists every project, which the Town could potentially undertake pursuant to the Community Preservation Fund.
2. The Plan includes every parcel in the Town, which should be preserved using the tools described in Table 2 in Part III in order to protect community character.
3. The Plan provides for a detailed evaluation of all available land use alternatives to protect community character, including but not limited to:
 - a. Fee simple acquisition
 - b. Zoning regulations
 - c. Transfer of Development Rights
 - d. Purchase of Development Rights
 - e. Incentive Zoning
 - f. Conservation Easements
4. The CPPP establishes the priorities for preservation and includes the preservation of farmland as its highest priority. The CPPP's focus also involves one or more of the following:
 - a. Preservation of open space;
 - b. Establishment of parks, nature preserves, or recreational areas;
 - c. Preservation of land which is predominantly viable agricultural land, as defined in Subdivision 7 of § 301 of the Agriculture and Markets Law, or unique and irreplaceable agricultural land, as defined in Subdivision 6 of § 301 of the Agriculture and Markets Law;
 - d. Preservation lands of exceptional scenic value;
 - e. Preservation of freshwater wetlands;
 - f. Preservation of aquifer recharge areas;
 - g. Preservation of undeveloped shoreline;
 - h. Establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
 - i. Preservation of unique or threatened ecological areas;
 - j. Preservation of rivers or river areas in natural, free-flowing condition;
 - k. Preservation of forested land;
 - l. Preservation of public access to lands for public use, including stream rights

- and waterways;
- m. Preservation of historic places and properties listed on the New York State Register of Historic Places and/or protected under a municipal historic preservation ordinance or law; and
- n. Undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

C. COMMUNITY PRESERVATION PROJECT PLAN SUMMARY

The CPPP is divided into the following key parts summarized as follows: Part I: Introduction, Purpose and Summary; Part II: Community Preservation Target Areas, Projects, Parcels and Priorities; and Part III: Summary and Evaluation of Land Use Alternatives to Protect Community Character.

A total of five target areas have been identified and mapped for the Community Preservation Plan⁴ in Part II. These target areas are summarized as follows:

1. Agricultural Lands and Water Protection Areas
 - New York State Agricultural District # 20 lands
 - Operating farms
 - Prime Agricultural and Statewide Significant Soils
 - Open Space Plan* “Priority Agricultural Lands”
 - Aquifer Protection
 - Identified Aquifer Areas
 - Designated Sources of Drinking Water
 - Designated Wellhead Protection Areas
2. Ecologically Significant Areas
 - NY State Department of Environmental Conservation Regulated Freshwater Wetlands
 - US Fish & Wildlife Service’s National Wetlands Inventory Mapping Lakes, Streams and Ponds including the Hudson River, Saw Kill, Stony Kill, Mudderkill, and Spring Lake
 - Open Space Plan* “Priority Forest” Areas
3. Scenic Features, Trails and Gateways
 - Agricultural Gateway Lands
 - Existing and Proposed Trails
 - New York State’s Mid-Hudson Historic Shorelands Scenic District
 - Town Scenic Corridor Overlay District
 - New York State’s Scenic Areas of Statewide Significance
 - New York State Designated Scenic Byways
 - Town Scenic Roads
 - Comprehensive Plan* Recommended Scenic Roads

⁴ The map is available for public review in Town Hall at the Office of the Supervisor.

Open Space Plan Recommended Scenic Road
Scenic District

4. Historic Values
 - Historic Resources
 - Buildings/sites on the National or State Register of Historic Places
 - Buildings/sites within the Hudson River Historic Landmark District or the Villages' Historic Districts
 - New York State historic sites inventory of the Town
5. Unique Village or Village Enhancing Areas
 - Parks
 - Nature Preserves
 - Recreation
 - Aquifer Recharge
 - Undeveloped Shoreline
 - Wildlife Refuge
 - Unique Ecology
 - Hudson River
 - Urban Forest
 - Greenbelt
 - Wellhead Protection
 - Other Cultural Resource

Recommendations for protection of each of these target areas are as follows. Some of the recommended lands may be within anywhere from one to all five of the target areas and, as a result, will rank higher in the Plan when more than one target area feature is present.

1. 9,203 acres of Agricultural Lands and Water Protection Areas
2. 8,194 acres of Ecologically Significant Areas
3. 7,314 acres of Scenic Features, Trails and Gateways
4. 1,447 acres of Historic Values Lands
5. 3,918 acres of Unique Village or Village Enhancing Areas⁵

Part II and Appendix A of the CPPP identify the categories of priority parcels and projects situated within the target areas based on a number of sources including:

- Recommendations from the adopted *Comprehensive Plan*, the *Trails Feasibility Study*, *Draft Centers and Greenspaces Plan*, and the adopted *Open Space Plan*
- Inventory of agricultural land resources completed as part of the Town's Farmland Preservation Strategy

⁵ 2,829 acres in and around Tivoli and 1,447 acres in and around Red Hook Village.

- ❑ Priority recommendations from the Town's Intermunicipal Task Force
- ❑ Priority recommendations from the Town's Agriculture and Open Space Advisory Committee
- ❑ Priority recommendations from the Town's Conservation Advisory Council
- ❑ Priority recommendations from the Town's Design Review/Hamlet Committee
- ❑ Priority recommendations from the Town's Economic Development Committee
- ❑ Priority recommendations from the Town's Farmland Protection Committee
- ❑ Priority recommendations from the Town's Greenway and Trails Committee
- ❑ Priority recommendations from the Town's Recreation Commission
- ❑ Priority recommendations from the Town's Water Board
- ❑ *New York State Open Space Plan* recommendations
- ❑ *Mid-Hudson Historic Shorelands Scenic District Management Plan* recommendations
- ❑ *Scenic Areas of Statewide Significance* recommendations
- ❑ Designated Scenic Roads recommendations
- ❑ Recommendations from the two villages
- ❑ Recommendations from the *Dutchess County Plan: Directions, and Greenway Connections*
- ❑ Recommendations from the Winnakee Land Trust, the Scenic Hudson Land Trust and the Dutchess Land Conservancy
- ❑ Recommendations defined by citizens and citizen groups
- ❑ Recommendations from various local environmental groups
- ❑ Recommendations defined through analyses completed by the Town's various Departments.

Together, the five target areas and the priority projects and parcels form a comprehensive system of open space and greenways that, if preserved utilizing the Community Preservation Fund in combination with other land use alternatives, will ensure the short and long range protection of Red Hook's rural and agricultural environment as well as its social, economic and community character.

Part II of the Project Plan also provides the following elements:

- ❑ An overview of Red Hook's open space and farmland planning efforts that are an essential component of the underlying basis for the plan.
- ❑ An overview of past and current open space and farmland protection investments through expenditures by the Town, Dutchess County, New York State, federal sources, and private sources such as Scenic Hudson.

- Methodology, definition, mapping and listing of target areas and priority parcels and projects

Part III Summary and Evaluation of Land Use Alternatives to Protect Community Character provides an identification and summary of Red Hook’s existing land use alternatives to protect community character and an evaluation of those existing land use alternatives in relation to the recommended target areas and underlying categories of priority parcels and projects. New York State Town Law at § 64-h indicates that the Project Plan’s “evaluation of all available land use alternatives to protect community character” may include but not be limited to:

- a. fee simple land acquisition;
- b. zoning regulations including density reductions, overlay districts, incentive zoning, cluster development, buffer strips, and site plan and other design requirements;
- c. transfer of development rights;
- d. purchase of development rights;
- e. right-to-farm law;
- f. illustrated development design guidelines;
- g. term easements and tax abatements;
- h. Local Waterfront Revitalization Program; and
- i. scenic and conservation easements.

The Project Plan identifies and evaluates 19 classes of land use alternatives intended to protect community character as outlined by Table 2. The majority of the land use alternatives are identified by corresponding sections of the Town Code such as Section 143-33, Residential Cluster Development. Other important alternatives are defined by classes such as fee simple acquisition or the purchase of development rights, which may be accomplished through not only the Community Preservation Fund but also by the formation of partnerships with County, State and Federal funding programs as well as private financing strategies in order to leverage the greatest fiscal and public benefits. The actual evaluation of available land use alternatives, as presented by Table 3, utilizes a matrix format that assigns and ranks the potential application of individual or class of land use alternatives in relation to each target area and the underlying categories of potential priority parcels and projects. A narrative summarizing the evaluation of land use alternatives by target area is also provided.

In summary, the following sections of the Town of Red Hook’s Community Preservation Project Plan have been completed to both further the goals and objectives of the Town’s adopted *Comprehensive Plan*, *Open Space Plan* and ongoing open space and farmland preservation programs. The Project Plan will serve as an important guide that will enable the Town Board and the Community Preservation Fund Advisory Board to make recommendations concerning the acquisition of interests in real property by examining the

various easement, acquisition and regulatory options as outlined in Table 2, Section III to not only protect community character but to ensure that Red Hook's rural and agricultural environment and economy will be sustained.

Town of Red Hook Community Preservation Project Plan

PART II. COMMUNITY PRESERVATION TARGET AREAS, PROJECTS, PARCELS AND PRIORITIES

A. INTRODUCTION

The Community Preservation Project Plan presented here is one that is consistent with Red Hook's own conservation efforts, which have been in effect for more than two decades. In the Town's 1990 Comprehensive Plan, 1998 Trails Feasibility Study, and 2000 Open Space Plan, Red Hook identified conservation areas of critical concern Townwide. Throughout the multi-year planning process, a desire to protect open space, farmland and recreational opportunities prompted consideration of a whole range of further conservation initiatives, including Town's \$3.5 million Agricultural and Open Space Preservation and Acquisition program and the initiative to implement a Community Preservation Fund. Every opportunity is likewise being made to leverage town dollars through public and private partnerships, including arrangements with Scenic Hudson, Inc. and other local land trusts, the Dutchess County Open Space and Agricultural Protection Program, New York State, and the U.S. Department of Agriculture.

These actions represent a substantial investment by the Town in open space protection. A total of over \$2 million in Town dollars have thus far been invested in the purchase of development rights to conserve agricultural lands. The protection of open space will remain a top priority to Red Hook, as its residents have time and time again voiced their desire that agricultural lands, natural resources, and historic sites be safeguarded for generations to come. This Community Preservation Project Plan builds upon these past initiatives, as its principal goal is the same as that of previous Town conservation endeavors to protect and preserve the Town's unique open space, natural areas, farmland and historic places, and to provide park and recreation opportunities for residents and visitors alike. Red Hook is therefore deeply committed to accomplishing all of the community preservation objectives, to maintain and enhance its status as one of the healthiest and most beautiful places to live.

The lands recommended for protection in this Project Plan are referred to as Community Preservation Target Areas, Projects, Parcels and Priorities, and are displayed on maps and are listed in Appendix A of this Project Plan. Community Preservation Target Areas, Projects, Parcels and Priorities depict parcels whose protection is needed to meet minimum conservation goals pursuant to Section 64-h.4. of the New York State Town Law (the enabling legislation) authorizing the establishment of the Town of Red Hook Community Preservation Fund and the imposition of a two (2) percent Real Estate Transfer Tax on amounts over and above the Dutchess County median home price. These goals, as noted earlier, include the following:

- a. Preservation of open space;
- b. Establishment of parks, nature preserves, or recreational areas;
- c. Preservation of land which is predominantly viable agricultural land, as defined in Subdivision 7 of § 301 of the Agriculture and Markets Law, or unique and irreplaceable agricultural land, as defined in Subdivision 6 of § 301 of the Agriculture and Markets Law;
- d. Preservation lands of exceptional scenic value;
- e. Preservation of freshwater and saltwater marshes or other wetlands;
- f. Preservation of aquifer recharge areas;
- g. Preservation of undeveloped beach lands or shoreline;
- h. Establishment of wildlife refuges for the purpose of maintaining native animal species diversity, including the protection of habitat essential to the recovery of rare, threatened or endangered species;
- i. Preservation of unique or threatened ecological areas;
- j. Preservation of rivers or river areas in natural, free-flowing condition;
- k. Preservation of forested land;
- l. Preservation of public access to lands for public use, including stream rights and waterways;
- m. Preservation of historic places and properties listed on the New York State Register of Historic Places and/or protected under a municipal historic preservation ordinance or law; and
- n. Undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

It is recognized that all parcels identified within the Community Preservation Project Plan cannot be acquired, even if every landowner was willing to sell. Consequently, use of alternative land preservation tools has been explored, including, among other options, clustering, conservation easements, tax abatements, public/private partnerships and/or other cooperative agreements with private landowners. The identification and evaluation of all available land use alternatives to protect community character is provided in Part III of this Project Plan. Following is a breakdown of that total by project area:

Summary of Target Area Acreage:

1. 9,203 acres of unprotected agricultural lands especially those with surface and groundwater resources in need of protection.
2. 8,194 acres of ecologically significant areas identified by the United States Fish and Wildlife Service, New York State Department of Environmental Conservation, or the Town *Open Space Plan*.

3. 7,314 acres of scenic features, trails and gateways identified in the *Mid-Hudson Historic Shorelands Scenic District Management Plan*, the *New York State Scenic Areas of Statewide Significance* document, the *New York State Open Space Plan*, the *Town Comprehensive Plan*, *Trails Feasibility Study*, *Draft Centers and Greenspaces Plan*, and *Open Space Plan*.
4. 1,447 acres of historic places and properties defined as landmarks or listed on the national and state registers of historic places or identified in a cultural resource survey.
5. 3,918 acres of unique properties in the two villages and lands adjoining the villages that possess the potential for future parks, nature preserves, urban forest opportunities, recreation areas, wildlife refuges, or that have unique ecology, represent undeveloped shoreline in the Village of Tivoli, create a greenbelt around the villages to protect their community character, or provide for wellhead protection and/or aquifer recharge area protection.

B. METHODOLOGY FOR ESTABLISHING TARGET AREAS AND PRIORITIES

To implement a plan for preservation of community character, a clear definition and prioritization of land protection target areas is required. The inventory of parcels contained in this Project Plan was developed by the Town of Red Hook Community Preservation Advisory Board, with the assistance of many private individuals and organizations, county and state agency plans and reports, to meet this requirement. The initial stage of developing a Community Preservation Project Plan involved looking at existing conditions, through field inventories where applicable, aerial photographic and geographic information system mapping and local geographic research, followed by an evaluation of which areas are most important to protect. Target areas for conservation efforts were identified and mapped with the assistance of the Dutchess County Department of Planning's Geographic Information System (GIS) and Parcel Access database.

Data used in preparing the CPPP includes: 1) parcel specific tax maps; 2) maps of public and private lands devoted to some extent to conservation; 3) a Townwide land-use and zoning map; 4) reported and mapped occurrences of local, state and national register historic sites; 5) NYS Department of Environmental Conservation Freshwater Wetlands, National Wetland Inventory maps and other wetland mapping; 6) Town inventory of agricultural and open space lands; 7) Areas of unique or threatened ecological resources identified by the New York Natural Heritage Program, the US Fish and Wildlife Service, by Hudsonia, Ltd, or others; and 7) Town property type/tax assessment codes. Coordinated display of these geographic data sets showed where protected area networks currently exist and where new reserves, corridors, and/or reserve linkages could logically be formed. Information on existing protected lands was particularly important, as their geographic

arrangement showed where gaps in land protection needed to be filled. Wetlands and farmlands that are of high priority for preservation were also easily revealed.

Protection priorities were set using a range of criteria. Numerous plans and reports as identified above had already documented the significance of many target areas, both as natural and recreational areas and as valuable agricultural and cultural resources. **The highest priority within each Target Area is given to those parcels which have been identified as belonging to more than one Target Area.** These parcels are identified as such in Appendix A and each category is described below. It is important to note that a parcel may appear in one Target Area only, but is identified as a dual or triple Target Area parcel, to ensure an accurate account of acres to be preserved and to establish preservation priorities.

In addition, for clarity and to make property rankings easier, the CPF Advisory Board created separate ranking sheets for the Town and each of the two villages in the Town. The Town properties ranked the agricultural, open space and water resource qualities higher than other categories important to preserving the character of the community. In as much as village properties, by their nature and intent, are non-agricultural, using this same ranking process would automatically rank all village properties below those of most Town properties for access to the CPF resources. But preserving the Villages is important to preserving the community as a whole. Therefore, the CPF Advisory Board recommends that the Town and the Villages enter into a Intermunicipal Agreement or Memorandum of Understanding to assure that highly ranked parcels in the Villages are eligible for a minimum ten percent (10%) of the CPF each for a total of twenty percent (20%) annually dedicated to use in the Villages. Strategies for when and how to allocate this portion of the Fund to the Villages should include the power of each municipality to veto allocation of its funds to a project not directly benefitting the Village. It should also include a mechanism for the Villages to relinquish the use of the 20 percent annual allocation, to be used elsewhere in the Town or for all of the 20 percent allocation to be used in one of the two Villages, if suitable projects are not available for funding in any given year. Each party to the Agreement/Memorandum should be designated an active participant in the decision-making process.

It was the goal of the initial Community Preservation Project Plan to assemble this information in order to identify key areas Townwide which are priorities for public land acquisition, consolidation and management, land use regulation and other public and private strategies necessary to preserve community character. In order to provide comparable information for inventorying and prioritizing parcels, private holdings were mapped and classified by community preservation target area types. These categories were designed to meet several objectives. These include:

1. To identify open space units or target areas that have already been defined through past open space and farmland preservation plans, planning studies and related town, county and state land inventories and acquisition programs, including citizen input obtained during public hearings and public meetings on Town planning

efforts by the many Town committees as well as the Working Group and Intermunicipal Task Force;

2. To group together land units or parcels that have certain homogeneous natural, agricultural, historic, recreational, and/or other important community benefits;
3. To arrange parcels in a system that will aid decisions about prioritization, acquisition and/or other land preservation;
4. To furnish consistent units for inventory and mapping; and
5. To provide uniformity for prioritization of individual parcels and categorization with respect to eligible community preservation categories.

Five classes of parcels or target areas are defined by this CPPP. These are outlined in Table 1. The location and boundaries of each target area are illustrated by the "Community Preservation Plan, Red Hook, New York" map.⁶ Descriptions of each of these target areas are provided in Part II C. of this CPPP. Within each target area, the CPPP lists every project site which the Town should undertake pursuant to the Community Preservation Fund. Complete parcel listings together with priority rankings by target area are provided in Appendix A. Every parcel that needs to be considered for preservation in the Town in order to protect community character is identified. All available land use alternatives which may be applied to preserve or protect such lands are also noted, with respect to both the larger target area and the individual parcels and categories of parcels.

The Table 2 presents a summary of the Final Proposed Parcel Rankings. Each parcel was assigned a point for each attribute that had been catalogued in the parcel by parcel assessment shown in Appendix B. The most important category was Agriculture-related (i.e. Operating farms, New York State Agriculture District #20 designation, Prime Farmland soils, *Open Space Plan*-designated priority Agricultural lands), together with lands that contributed to protection of water (i.e. Aquifer protection locations, Designated sources of drinking water and designated wellhead protection areas). Using a computerized spreadsheet sort feature, all parcels were ranked first by the total of these scores, then by the other features. Group 1 parcels have the highest agriculture and water protection features at 6 points, Group 2 parcels have the second highest priority with 5 points and so on down to Group 6 with the sixth highest priority.

Then, parcels that featured ecological features such as wetlands, lakes, ponds and streams and *Open Space Plan* Priority Forests were factored into the spreadsheet because these attributes also contribute to water quality. These features were used to rank the parcels within each Group identified in the first ranking.

Finally, an aggregate score, which includes such additional features as scenic roads, districts, trails and historic designations was used to further rank the parcels that already had been ranked within each group. For example, one of the Grieg Farm parcels had a score of 6 on the first ranking, which placed it in Group 1. It had a score of 3 on Ecological features -

⁶ The map is available for public review in Town Hall at the Office of the Supervisor.

which placed it toward the top of Group 1 and it had a "total raw score" of 11 because it had additional scenic trail and road designations and so it ranked at the top of group 1. By comparison, Sim-Kno Farms, was in Group 1, but only had 2 points on Ecological features, and so dropped to 4th in Group 1, despite having a total raw score of 12.

The Community Preservation Plan recommends the use of additional contingencies to this ranking process, as follows:

1. If a property owner with a lower ranking indicates an interest in selling their development rights and is willing to remain in the pool for a number of years, then the ranking of the property will climb into the next higher group for each 12 months that it is on the list. This will allow for some flexibility in the use of the CPF. There may be cases where the owners of the highest ranked properties are not interested in participating in the Community Preservation Program even though there would be sufficient funds available for the purchase of their development rights. On the other hand, there may also be properties that did not make it to the highest rankings but are nevertheless targeted for preservation by this Plan and such landowners are willing to sell their development rights. In these cases, their ranking should be increased in a methodical way to recognize this factor.
2. Similarly, if a property is high on the list and is granted funds from the CPF, and a contiguous property, which has a lower ranking, also wishes to be considered for an easement, the lower ranked property will be considered to have the same ranking as the property that was granted funds. This is because larger blocks of preserved lands can often have greater benefits for the community for a variety of reasons. First, if such parcels are farmed, it will help to solidify an important "critical mass" of farms and farmers to maintain industry strength. Large intact and contiguous wildlife habitats are essential for biodiversity protection, water resources span multiple properties throughout a watershed, scenic viewsheds encompass broad areas and historic resources often stretch across numerous land areas.
3. Any property that was "next in line" when funds ceased to be available in a given year will be given priority when funds next become available.

VILLAGE OF RED HOOK RANKINGS

The land features that most affect community preservation for the Village of Red Hook include:

- ▶ Aquifer Recharge and Wellhead Protection
- ▶ Historic Properties
- ▶ Parks and Recreation
- ▶ Wetland Protection
- ▶ Gateway Properties that delineate Red Hook Village from the Town of Red Hook

Aquifer Recharge and Wellhead Protection

The Village of Red Hook was developed on an aquifer supplying potable water to all Village residents/ businesses and some residents/businesses located in the Town of Red Hook.

- ▶ Red Hook Village maintains a municipal drinking water system. The original system, installed in the 1930's, was expanded in the 1950-1960's to accommodate Red Hook Estates. The system currently serves 2,214 people through 827 service connections, seven wells, located off Firehouse Lane and consisting of both bedrock and gravel wells, provide a current maximum flow of 320,000 gallons per day (2010).
- ▶ The Village is currently researching and seeking funding opportunities to provide for an alternate supply/source (additional well field location) that will provide the capacity to supply new proposed infill development, residential/commercial mixed-use and light industrial uses in the Village as well as a proposed Traditional Neighborhood District located in the Town of Red Hook south of the Village.
- ▶ Grants from USDA-RD and the Hudson River Valley Greenway have provided funding for the preparation of a Preliminary Engineering Report. This document is required to apply for major capital funding for an alternate well field and improvements to the Village's existing well field site, storage facilities and water distribution infrastructure improvements.

Historic Properties

Red Hook Village is a full participant in the Hudson River Valley Greenway Compact. But, it does not have a Landmark District or a Local Historic Preservation District. There are, however, numerous properties contributing to the cultural resources of the Village that are listed on both the New York State and the National Registry of Historic Places. These properties include:

- ▶ Maizefield Estate, including the Maizefield Garden Cottage and landscape features such as the brick wall located parallel to West Market Street.
- ▶ The Historic Village Diner
- ▶ St. Paul's Lutheran Church
- ▶ The Hendrick Martin House and Farmstead (45 Willowbrook Lane)
- ▶ Elmendorph Inn

These sites contribute not only to the cultural fabric of the Village, but also the social, business and architectural context enjoyed by residents and visitors alike.

Façade easements, public acquisition or donation of these historic places and their amenities could qualify them to receive preservation funding or other funding for restoration efforts.

Parks and Recreation

The Village of Red Hook provides its residents with open spaces that assist in defining our “community character” and provides places to relax, exercise and interact socially with other members of the community. These open spaces include:

- ▶ Richard Abraham’s Park – concerts, jogging and walking trails
- ▶ Memorial Park – civic events including Memorial Day, Holiday Celebrations, walking and jogging
- ▶ Father Carroll Field – Little League Baseball fields.

Wetland Protection

The Village contains several wetland areas that help control/mitigate flooding, regulate storm water run-off and contribute to the Village’s aquifer recharge capabilities. Wetlands are regulated/protected by the New York Department of Environmental Conservation and the U.S. Army Corp of Engineers.

The most prominent and visible wetland in the Village is located behind the Red Hook Village Library on South Broadway and bordered by properties on Fisk and Elizabeth Streets. Currently, privately owned, easements, municipal acquisitions or property donations, could result in preservation funding. Funding through various Federal and State funding sources, provided to eligible not-for-profit organizations and municipalities, could be used to restore and enhance this wetland to provide an important recreational and environmental asset to the Village. Wetland areas identified in the parcel mapping and criteria list include:

- ▶ South Broadway, Fisk Street and Elizabeth Street Wetland
- ▶ Richard Abraham’s Park
- ▶ Hendrick Martin Farmstead

Gateway Properties

Gateway properties benefiting the Village of Red Hook are located in the Town of Red Hook. Gateways highlight both the open space and historic development patterns of the Villages and serve as an “edge” defining areas of higher development intensity from rural areas, thereby defining the character of the Village community.

Additional ranking scores have been included for Town properties that border, or contribute, to the gateway and scenic qualities displayed upon entering the Village.

VILLAGE OF TIVOLI RANKINGS

Three land features most affect community preservation for the Village of Tivoli:

- ▶ Water source land.
- ▶ Properties that determine Tivoli's historic landmark district character
- ▶ Gateway properties that help to delineate Tivoli from the larger Town of Red Hook.

Water Source Land

Tivoli currently has a central water system that services most of the Village. The Village established a common water and sewer system in the 1930's, at least in part because the clay soil in the village keeps most residential and business parcels from passing a perc test necessary for septic systems.

There are half a dozen wells throughout the village that provide water to households. Most of these wells are low producing, averaging an output of 10 gallons per minute or less. In early 2000, a water emergency precipitated an effort to identify new sources of water outside the village boundaries. That effort resulted in the drilling of two wells, the Woodmarc wells, east of the Village that are now the primary source of water. A water emergency in the summer of 2010 made it clear that additional wells will be necessary to sustain the Village's current and possibly expanded population.

Wetlands to the east of the Village would be a likely area to seek additional wells. These parcels are identified on the Water Resources Map created by Dutchess County Planning and Development Department for the Town of Red Hook. Spot checks of the map suggest that identifying such properties and adding points for Drinking Water and Wellhead protection on the Town Parcel map would likely place such properties in Group 1 or Group 2 on that map.

It should be noted that adding points for Tivoli drinking water and wellhead protection to a critical parcel on Kerley Corners Road, where the existing Woodmarc wells are, pushed that property into Group 1. Neighboring properties, such as North Wind Farm, that lie on the same wetlands might prove equally important, but cannot receive those points until the prospect of a productive well is established.

The importance of these yet-to-be-determined drinking water sources might be enhanced by adding Categories A and B to determine "group" rankings. The Plan recommends the use of assistance from a water resource professional in identifying these properties so that their appropriate ranking can be finalized. If these informational hurdles are overcome, water source land for Tivoli can be prioritized on the Town of Red Hook ranking map.

Historic Landmark District Character

The entire Village of Tivoli lies in the Hudson River Historic Landmark District, which is on the National Register. The CPP identified a map that not only details the properties of Tivoli in this district, but characterizes each parcel for the specific characteristics that are deemed important on the National Register. Some properties are selected for the buildings on the property such as the Sanford White designed barns on the Kaatsbaan property, Rose Hill on the river, the Red Church and cemetery and St. Paul's church and cemetery.

Other properties are identified as "contributing to the fabric" of the community. Still others are identified for their contribution to the landscape or for specific structures or ecological features, such as Stonybrook or the marker for the former Watts dePeyster home for orphans. Since there is such a variety of features identified, the Tivoli parcel page only lists those parcels that are excluded from the Historic list.

Tivoli recently has revised its zoning laws with the specific purpose of creating bulk regulations designed to protect the scale, alignment and architectural features of properties in this district. The Advisory Board sees value in conservation of the character of Tivoli, but does not see an obvious way that the CPA money can support this effort.

The Advisory Board has noted, however, that there are existing conservation easements for properties along the Hudson River and along Stonybrook. Recent activities on some conserved lands suggest that more rigorous enforcement of easement terms may be needed. There is a benefit to the Town, since it may the easements may have resulted in reduced property tax income and if they are not being honored, should be challenged.

One property, Watts dePeyster Hall, is listed individually on the National Register. This property is owned by the Village of Tivoli, and consequently, its maintenance is currently supported by taxpayers.

Gateway Properties

All of Tivoli's gateway properties, except Woods Road, are in the Town of Red Hook. Consequently, their gateway and scenic qualities are accounted for on that parcel ranking.

It should be noted that the raw ranking score better accounts for these particular Village characteristics than does the Ranking first by A, then by other scores. This more refined ranking is designed to meet the overall objective of the Fund, which identifies agricultural land and open space as the first priority.

C. TARGET AREAS, PROJECTS AND PARCELS

Table 1 provides a summary of each of the five categories used to prioritize parcels followed by a discussion describing the results.

TABLE 1: COMMUNITY PRESERVATION PROJECT PLAN TARGET AREAS	
ID	Category
1.	Agricultural Lands and Water Protection Areas
2.	Ecologically Significant Areas
3.	Scenic Features, Trails and Gateways
4.	Historic Values
5.	Unique Village or Village Enhancing Areas

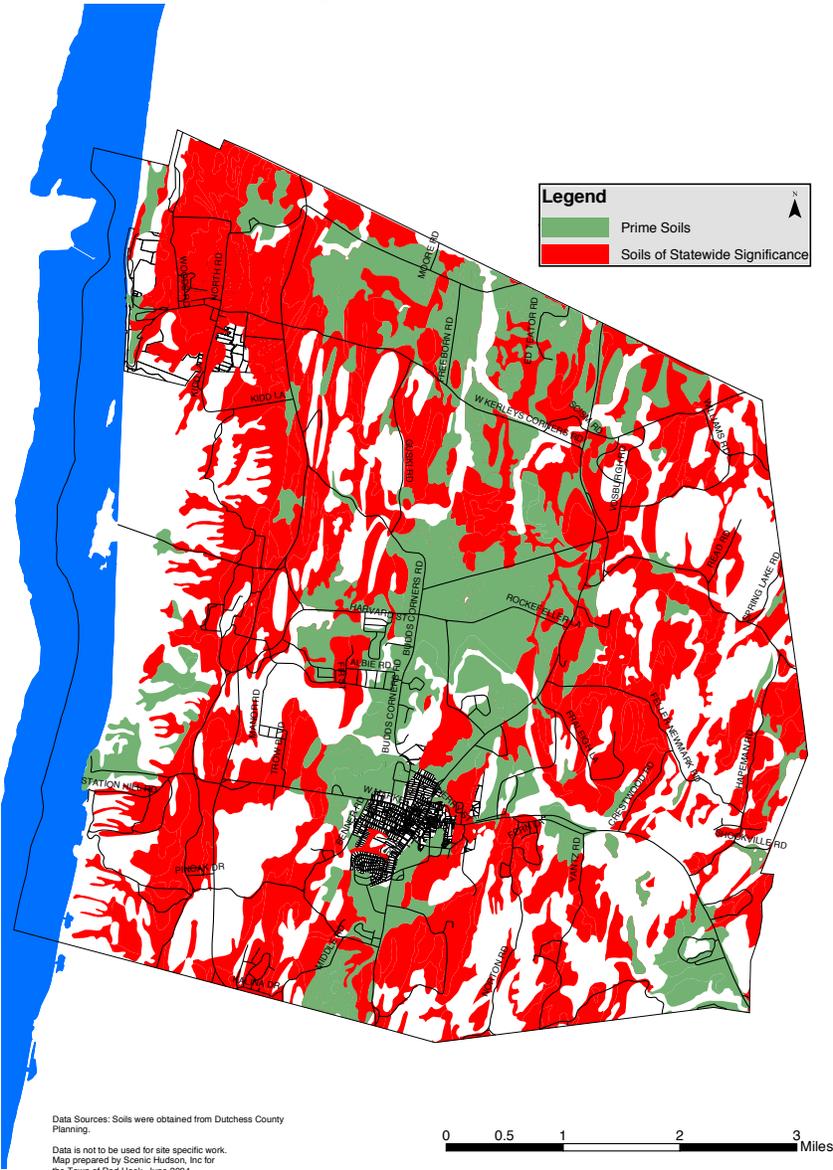
1. Agricultural Lands and Water Protection Target Areas

In 1993, the Town of Red Hook adopted an Environmental Protection Overlay District as part of the Zoning Law. This Zoning provision identified the economic and environmental importance of the prime farmland soils (classes 1 and 2), which are among the most productive agricultural soils in New York State. The 216 parcels and 9,203 acres of property that comprise the prime farmland soils in the Environmental Protection Overlay District today contribute significantly to the rural and agricultural character of Red Hook. Both residents and visitors recognize the views and vistas created by the agricultural land areas within the District as key contributing features to the Town’s overall quality of life. The figure on the following page illustrates the locations of Prime Farmland soils in the Town.

The Environmental Protection Overlay District’s prime farmland soils, the operating farms and lands within New York State Agricultural District No. 20, appearing as part of the "Community Preservation Plan" map will serve as the Town of Red Hook’s Community Preservation Project Plan target areas for the preservation of farms and farmland. The State enabling legislation indicates that the Town’s Plan “shall include the preservation of lands in agricultural production as a highest priority.” Approximately one-third of Red Hook’s land area remains in agricultural use. A total of approximately 915.8 acres of agricultural lands have been preserved through the purchase of development rights, the cluster subdivision process and through the efforts of the local land trusts. The Town is also in the process of considering preservation of an additional 580.4 acres of farmland through current applications for the purchase of development rights. The locations of prime and Statewide significant agricultural soils can be found on the following page.

An evaluation and ranking of the remaining unprotected parcels of farmland has been completed through the process of developing the Community Preservation Project Plan. The presence or absence of five specific factors have been identified to rank parcels using the following evaluation criteria:

Town of Red Hook, NY Agricultural Soils



- ▶ Presence of the farm within New York State Agricultural District #20
- ▶ Current active agricultural use
- ▶ Presence of prime agricultural soils
- ▶ Identification of the farm as a Priority Agricultural parcel in the Town *Open Space Plan*
- ▶ Presence of significant aquifer areas under the farm
- ▶ Location relative to drinking water supply and wellhead protection areas.

Based on that evaluation, Appendix A lists the remaining unprotected farmland parcels by Name, Tax Map Number and scores. A summary of the number of parcels and their acreage for each of the criteria can be found below. Some of these parcels may represent opportunities to use regulatory techniques, such as Cluster Subdivision, to preserve a portion of the important farmland.

2. Ecologically Significant Target Areas

In order to identify and prioritize ecologically significant target areas for the Town's Community Preservation Project Plan, State and Federal mapping was used together with the Town Open Space Plan. The Town's CPPP is, in large part, built upon the recommendations of previous Town plans. These include Red Hook's 1990 Comprehensive Plan, 1998 Trails Feasibility Study, 2000 Open Space Plan, and its Agricultural and Open Space Preservation and Acquisition program, which have essentially served as the town's blueprints for natural area preservation for the past 20 years. These plans called for the conservation of major watersheds, wetlands, forests and lake areas across the town, all of which are reflected in the Town's CPPP. While the Town's CPPP follows these adopted plans closely, it also builds upon the additional recommendations contained in this CPPP. Pulling together this information showed where gaps needed to be filled, so that existing natural area complexes and other important ecologically significant areas could be tied together, to make the community preservation goals a reality for the Town.

The highest priorities in this Target Area are the 169 parcels totaling 8,194 acres of property that contain freshwater wetlands, lakes, streams and ponds or were identified as a Priority Forest area in the Town Open Space Plan.

3. Scenic Features, Trails and Greenway Target Areas

The Town of Red Hook is home to a significant portion of the Hudson River National Historic Landmark District, is within the Hudson Valley National Heritage Area, the Mid-Hudson Historic Shorelands Scenic District, contains Scenic Areas of Statewide Significance, several State designated Scenic Byways (f/k/a Scenic Roads), Town designated Scenic Roads, is a Hudson River Valley Greenway Compact community, and is home to the Tivoli Bays National Estuarine Research Reserve. Red Hook's western boundary spans

more than six linear miles along the shoreline of the Hudson River, and numerous other surface waters including the Saw Kill, Stony Kill, Mudderkill and Spring Lake. Red Hook contains Designated Greenway Trails in the Village of Tivoli that connect with the Stony Creek and Tivoli Bays Shoreline Trails, undesignated existing trails in Tivoli Bays State Unique Area, trails open to the public but on private lands (such as Poet's Walk and Father's Trail), and US Route 9 is a New York State Bike Route. Red Hook also has several "Potential Trails" that are recommended in the New York State Greenway Trails Vision Plan and the Red Hook Trails Feasibility Study.

Priorities within this Target Area are as follows. There are 153 parcels that make up a total 7,314 acres of property.

4. Historic Values Target Areas

This Target Area primarily seeks to protect cultural resources that have been identified as significant for their historic or pre-historic values. It includes buildings, sites and districts that are listed on the State and National Registers of Historic Places, have been identified as eligible for listing on such registers, or have been identified as a priority cultural resource in the Town *Open Space Plan*, the New York State historic sites inventory or other source. There are a total of 23 parcels in this target area comprising 1,447 acres of property.

5. Unique Village or Village Enhanced Target Areas

The final target areas consist of properties within the two villages or are properties surrounding one of the villages. These sites are included because they have the potential to create a greenbelt around village gateways, provide wellhead protection for the village water supply systems, or create the potential for enhancing the villages' community character. There are 91 target parcels in or around the Village of Tivoli that have been identified as a priority for preservation. These parcels consist of 2,829 acres of property. There are 57 target parcels in or around the Village of Red Hook that have been identified as a priority for preservation. These parcels consist of 1,089 acres of property.

Following are the Town of Red Hook Final Proposed Parcel Rankings identified for the Community Preservation Project Plan, sorted by Group 1 to Group 6 in accordance with the five target areas:

Table 2: Final Proposed Parcel Rankings⁷

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes-1 No-0)
Group 1 - Highest Agriculture and Water Protection Scores								
6273-00-575482	64.02	11	6	3	2	0	11	0
6275-00-063076	111	115	6	3	2	0	11	0
6372-00-070930	58	103	6	3	1	0	10	0
6273-00-944725	64.07	30	6	3	1	0	10	0
6273-00-901207	59	63	6	2	4	0	12	1
6272-00-795956	61.02	37	6	2	3	0	11	0
6273-00-677518	64.01	38	6	2	2	0	10	0
6273-00-896812	64.06	93	6	2	2	0	10	0
6273-00-760494	64.04	62	6	2	1	0	9	0
6273-00-854567	64.05	30	6	0	1	0	7	0

⁷ Table 2 is spread out over numerous pages. Reference is made herein to the large scale “Community Preservation Project Plan Map” at Town Hall for the specific location of parcels that have been numbered sequentially and identified in the Table and on the Map by the “CPP Parcel Map #.”

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes-1 No-0)
Group 2 - 2nd Highest Agriculture and Water Protection Scores								
6372-00-215250	1	131	5	4	1	1	11	0
6373-00-330435	36	139	5	4	1	0	10	1
6373-00-071705	66.03	16	5	3	2	0	10	0
6373-00-070745	66.04	11	5	3	2	0	10	0
6273-00-441702	68	228	5	3	2	0	10	1
6373-00-892440	18	84	5	3	0	0	8	0
6172-00-865088	163	5	5	3	0	0	8	0
6273-00-905456	65	142	5	2	4	0	11	1
6172-00-750305	160	150	5	2	3	0	10	0
6373-00-160475	41	93	5	2	2	0	9	0
6273-00-740750	67	32	5	2	2	0	9	0
6372-00-987903	10	96	5	2	1	0	8	0
6473-00-092250	14	27	5	2	1	0	8	0
6373-00-968349	17	37	5	2	1	0	8	0
6373-00-170225	42	115	5	2	1	0	8	0
6273-00-557128	61.03	68	5	2	1	0	8	1
6273-00-640370	64.03	26	5	2	1	0	8	0
6374-00-114128	64.09	41	5	2	1	0	8	0
6374-00-090235	64.1	20	5	2	1	0	8	0
6372-00-145794	57	28	5	1	3	0	9	0
6272-00-160110	171	18	5	1	3	0	9	0
6372-00-176735	56	17	5	1	2	0	8	0
6373-00-080626	66.01	10	5	1	2	0	8	0
6273-00-850047	60	18	5	1	0	0	6	0
6272-00-758974	61.01	5	5	1	0	0	6	0
6175-00-871145	112	13	5	0	2	0	7	0
6373-00-080626	66.02	5.4	5	0	2	0	7	0
6473-00-090117	13	40	5	0	1	0	6	0
6473-00-022248	15	24	5	0	1	0	6	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes=1 No=0)
Group 3 - 3rd Highest Agriculture and Water Protection Scores								
6173-00-520145-0000	148	161	4	3	3	2	12	1
6372-00-410537	4	48	4	3	2	0	9	0
6273-00-408140	62.1	30	4	3	2	0	9	0
6274-00-561055	72.2	118	4	3	2	0	9	0
6274-00-663520	82	31	4	3	2	0	9	0
6274-00-566516	83	34	4	3	2	0	9	0
6274-00-175624	85.2	90	4	3	2	0	9	1
6274-00-249450	85.3	91	4	3	2	0	9	1
6374-00356690	93.1	11	4	3	2	0	9	0
6374-00-470672	93.5	98	4	3	2	0	9	0
6274-00-282976	109.2	110	4	3	2	0	9	0
6473-00-076372	16	17	4	3	1	0	8	0
3673-00-500340	34	162	4	3	1	0	8	1
6374-00-634660	93.6	98	4	3	1	0	8	0
6172-00-880670	150	164	4	3	1	0	8	0
6274-00-585275	72.3	106	4	3	0	0	7	1
6274-00-696839	100	134	4	3	0	0	7	1
6272-00-037624	151	15	4	3	0	0	7	0
6271-00-057991	169	59	4	3	0	0	7	0
6274-00-536936	108	17	4	3	0	0	7	1
6272-00-050950	149	168	4	2	6	1	13	1
6372-00-380740	55	17	4	2	3	0	9	0
6274-00-980090	64.08	108	4	2	3	0	9	1
6271-00-180845	170.2	10	4	2	3	0	9	0
6274-00-814011	73.2	86	4	2	2	0	8	0
6274-00-940360	73.3	17	4	2	2	0	8	0
6274-00-980358	73.4	16	4	2	2	0	8	0
6274-00-897405	79	16	4	2	2	0	8	0
6274-00-742373	81	89	4	2	2	0	8	0
6374-00-370760	93.2	11	4	2	2	0	8	0
6374-00-368774	93.3	6	4	2	2	0	8	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes=1 No=0)
Group 3 - 3rd Highest Agriculture and Water Protection Scores								
6274-00-662640	99	114	4	2	2	1	9	1
6274-00-425898	109.1	85	4	2	2	0	8	0
6372-00-487841	51	20	4	2	1	0	7	0
6372-00-274745	54	11	4	2	1	0	7	0
6374-00-375800	93.4	8	4	2	1	0	7	0
6172-00-875153	161	74	4	2	1	0	7	0
6271-00-073869	170.1	37	4	2	1	0	7	0
6275-00-787007	97.2	28	4	2	0	0	6	0
6374-00-079945	98.2	174	4	2	0	0	6	0
6275-00-745159	101	17	4	2	0	0	6	0
6275-00-420128	106	18	4	2	0	0	6	0
6275-00-145255	116	44	4	2	0	0	6	0
6175-00-651554	129	125	4	1	4	2	11	1
6175-00-608-687	127.2	33	4	1	2	1	8	1
6373-00-103996	74	17	4	1	3	0	8	0
6374-00-152562	94	16	4	1	3	0	8	0
6273-00-694990	73.1	58	4	1	2	0	7	0
6374-00-024621	95.2	87	4	1	2	0	7	1
6372-00-060581	8	78	4	1	1	0	6	0
6373-00-425218	43	29	4	1	1	0	6	1
6372-00-537925	50	14	4	1	1	0	6	0
6372-00-340819	52.1	16	4	1	1	0	6	1
6372-00-267812	53	20	4	1	1	0	6	0
6172-00-994108	162	18	4	1	0	0	5	0
6175-00-820625	127.1	10	4	0	2	1	7	1
6374-00-145750	95.1	82	4	0	3	0	7	1
6271-00-183965	170.3	5	4	0	3	0	7	0
6274-00-058742	145	67	4	0	2	0	6	0
6273-00-329076	62.2	2	4	0	1	0	5	0
6373-00-385077	45	20	4	0	0	0	4	1
6273-00-468870	72.1	4	4	0	0	0	4	1
6275-00-071341	115	20	4	0	0	0	4	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes-1 No-0)
Group 4 - 4th Highest Agriculture and Water Protection Scores								
6372-00-472345	3	101	3	4	2	0	9	0
6372-00-265605	5	60	3	4	2	0	9	0
6373-00-640004	25	6	3	4	0	0	7	1
6373-00-729174	26	15	3	4	0	0	7	1
6374-00-134418	90	30	3	3	3	0	9	0
6374-00-246780	92	86	3	3	3	0	9	0
6172-00-653465	158	45	3	3	3	0	9	0
6373-00-674240	27	127	3	3	2	0	8	1
6374-00-157465	89	15	3	3	2	0	8	1
6274-00-985800	98.1	31	3	3	2	0	8	0
6373-00-630756	32	30	3	3	1	0	7	1
6172-00-669665	154	50	3	3	1	0	7	0
6372-00-079357	7	46	3	3	0	0	6	0
6273-00-319925	69	19	3	3	0	0	6	0
6171-00-946940	168	27	3	3	0	0	6	0
6172-00-411229	156	124	3	2	4	2	11	0
6172-00-411229	156	124	3	2	4	2	11	0
6274-00-491541	84	82	3	2	2	0	7	1
6175-00-915346	114	13	3	2	2	0	7	0
6372-00-962753	11.2	15	3	2	1	0	6	1
6274-00-570118	75.1	18	3	2	1	0	6	0
6372-00-268448	6	28	3	2	0	0	5	0
6372-00-970678	11.1	7	3	2	0	0	5	0
6472-00-097883	12	49	3	2	0	0	5	0
6373-00869050	22.2	9	3	2	0	0	5	0
6373-00-629627	31.2	69	3	2	0	0	5	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes=1 No=0)
Group 4 - 4th Highest Agriculture and Water Protection Scores								
6373-00-500659	33	40	3	2	0	0	5	0
6373-00-410707	37	43	3	2	0	0	5	0
6274-00-815273	78	36	3	2	0	0	5	0
6274-00-875763	97.1	5	3	2	0	0	5	1
6274-00-780870	97.3	7	3	2	0	0	5	1
6275-00-503102	104	16	3	2	0	0	5	0
6275-00-292219	117	23	3	2	0	0	5	0
6275-00-323335	120	31	3	2	0	0	5	0
6172-00-851054	164	3	3	2	0	0	5	0
6172-00-841027	165	4	3	2	0	0	5	0
6175-00-652439	133	26	3	1	3	2	9	0
6175-00-682703	126	34	3	1	4	1	9	1
6273-00-366974	70	25	3	1	2	0	6	0
6274-00-343738	86	34	3	1	2	0	6	0
6373-00-920175	19	34	3	1	1	0	5	0
6372-00-873980	22.1	13	3	1	1	0	5	0
6373-00-675660	31.1	26	3	1	1	0	5	0
6274-00-664934	97.4	11	3	1	0	0	4	1
6175-00-756599	128	24	3	0	4	2	9	0
6174-00-755673	137	54	3	0	4	2	9	0
6174-00-804443	144	65	3	0	1	2	6	0
6174-00-940607	141	28	3	0	2	0	5	0
6274-00-024868	146	11	3	0	2	0	5	0
6373-00-452068	46	25	3	0	1	0	4	1
6373-00-308731	40	10	3	0	0	0	3	0
6373-00-216134	44	12	3	0	0	0	3	0
6373-00-534040	47	19	3	0	0	0	3	1
6273-00-400883	63.1	13	3	0	0	0	3	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes-1 No-0)
Group 5 - 5th Highest Agriculture and Water Protection Scores								
6372-00-313070	2	157	2	4	1	0	7	0
6373-00-790095	20	85	2	4	0	0	6	0
6274-00-414155	88	32	2	3	2	0	7	0
6374-00-346546	91	30	2	3	2	0	7	0
6172-00-560685	155	54	2	3	2	0	7	0
6372-00-873980	21	13	2	3	1	0	6	0
6373-00-790535	29	25	2	3	1	0	6	0
6373-00-478822	38	38	2	3	1	0	6	0
6372-00-777858	24	16	2	3	0	0	5	0
6274-00-888673	96	40	2	3	0	0	5	0
6274-00-397092	75.6	16	2	2	3	0	7	0
6373-00-738435	28	5	2	2	1	0	5	0
6373-00-748555	30	10	2	2	1	0	5	0
6274-00-707154	75.3	16	2	2	1	0	5	0
6274-00-831189	75.4	16	2	2	1	0	5	0
6372-00-990636	9	22	2	2	0	0	4	0
6373-00-218065	48	22	2	2	0	0	4	0
6372-00-457955	49	27	2	2	0	0	4	0
6374-00-027233	76	12	2	2	0	0	4	0
6275-00-513245	103	17	2	2	0	0	4	0
6275-00-457122	105	10	2	2	0	0	4	0
6175-00-575470	134	28	2	1	4	2	9	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes-1 No-0)
Group 5 - 5th Highest Agriculture and Water Protection Scores								
6373-00-353834	39	20	2	1	1	2	6	1
6374-00-110345	77	21	2	1	2	0	5	0
6274-00-860408	80	13	2	1	2	0	5	0
6274-00-400286	87	10	2	1	2	0	5	0
6274-00-008453	142	78	2	1	2	0	5	0
6274-00-960193	75.2	20	2	1	1	0	4	0
6372-00-815910	23	10	2	1	0	0	3	0
6274-00-188301	143	53	2	1	0	0	3	0
6171-00-871932	167	13	2	1	0	0	3	0
????	75.5	1	2	0	3	0	5	0
6174-00-833892	138	14	2	0	3	0	5	0
6174-00-905775	139	34	2	0	3	0	5	0
6274-00-425615	85.1	29	2	0	2	0	4	1
6274-00-104982	110	34	2	0	2	0	4	0
6175-00-947184	112.2	18	4	0	2	0	6	0
6174-00-900680	140	24	2	0	2	0	4	0
6274-00-103855	147	4	2	0	2	0	4	0
6172-00-852490	152	13	2	0	2	0	4	0
6373-00-390297	35	3	2	0	1	0	3	0
6273-00440940	63.2	4	2	0	0	0	2	0
6273-00-427980	71	17	2	0	0	0	2	0
6275-00-083461	123	25	2	0	0	0	2	0
6172-00-740760	153	20	2	0	0	0	2	0
6171-00-845938	166	12	2	0	0	0	2	0

Parcel Tax Identification	CPP Map Parcel #	Acreage	Agriculture & Water Rank	Ecological Features Rank	Scenic, Trails & Gateways Rank	Historic Value Rank	Total Rank	Protected Farmland? (Yes-1 No-0)
Group 6 - 6th Highest Agriculture and Water Protection Scores								
6172-00-565514	157	22	1	3	3	0	7	0
6175-00-739369	130	30	1	2	4	2	9	0
6175-00-810323	132	10	1	2	4	2	9	0
6175-00-688303	131	26	1	2	3	2	8	0
6172-00-535305	159	17	1	2	3	0	6	0
6275-00-567227	102	13	1	2	0	0	3	0
6275-00-365158	107	27	1	2	0	0	3	0
6275-00-400299	119	11	1	2	0	0	3	0
6275-00-232385	121	26	1	2	0	0	3	0
6275-00-151421	122	24	1	2	0	0	3	0
6175-00-942252	113	34	1	1	2	0	4	0
6175-00-440500	135.1	41	1	0	4	2	7	1
6175-00-405631	135.2	40	1	0	4	2	7	1
6175-00-347707	136.1	13	1	0	3	2	6	1
6175-00-425772	136.2	21	1	0	3	2	6	1
6175-00-934555	125	10	1	0	2	0	3	0
6275-00-432244	118	10	1	0	0	0	1	0
6275-00-017512	124	14	1	0	0	0	1	0
6372-00-874024	n.a	25						1

On the following pages are the Village of Tivoli and Village of Red Hook Proposed Parcel Rankings identified for the Community Preservation Project Plan, sorted in accordance with both Village's target areas:

Village of Tivoli Parcel Rankings

Parcel ID	Address	Acreage	Total Ranking
North South Gateways			
6173-00-039461		80	4
6174-00-198406		361	9
6174-00-310630		19	8
6174-00-545295		432	8
6174-00-425708	144 Kidd Ln (West)	5	3
6174-00-490586	199 Kidd Ln (north)	5.1	3
6174-00-528616	215 Kidd Ln (north)	5	3
6174-00-561664	Kidd Ln (north)	9.5	3
6174-00-585655	239 Kidd Ln (North)	5	3
6174-00-600660	241 Kidd Ln (North)	5	3
6174-00-647650	263 Kidd Ln (North)	10	3
6174-00-755673	4967 Rte (G)	54	2
6174-00-605549	244 Kidd Ln (South)	4	2
6174-00-635554	256 Kidd Ln (South)	4	2
6174-00-665558	268 Kidd Ln (South)	4	2
6174-00-700564	278 Kidd Ln (South)	5	2
6174-00-735572	Kidd Ln (South)	5	2
6174-00-771577	Kidd Ln (South)	5	2
6174-00-817585*	Rte 9G	6.7	2
6175-00-151549	Woods Rd Rear	14	3
6175-00-202395	50 Hudson Blfs	10	4
6175-00-242433	143 Woods Rd	23	4
6175-00-270556	40 Davis Road	63	4
6175-00-440500*	49 Sengstack Ln	40.9	4
6175-00-405631*	206 Woods Rd	44.4	4
6175-00-349404	18 Sengstack Ln	5.3	3
6175-00-321425	Sengstack Road	3.6	3
6175-00-651554*	151 Stony Brook Rd	124.8	3
6175-00-739369	5249 Rte 9G	29.95	3
6175-00-670384	46 Stony Brook	1.7	3
6175-00-688303	28 Stony Brook	25.92	3
6175-00-330478	Davis Ln	5.66	2
6175-00-322387	136 Woods Road	1.9	2
6175-00-378405	30 Sengstack Ln	10	2
6175-00-441403	Sengstack Ln	7	2
6175-00-478403	Sengstack Ln	6.4	2
6175-00-423348	Woods Rd Rear	8	2
6175-00-529417	96 Sengstack Ln	3.4	2
6175-00-527385	116 Sengstack Ln	6	2
6175-00-575470	91 Sengstack Ln	28.3	2
6175-00-652439	45 Stony Brook Rd	26.3	2
6175-00-701429	61 Stony Brook Rd	1.2	2
6175-00-860477*	151 Stony Brook Rd	11.34	2
6175-00-522335	124 North Rd	4.6	2

Parcel ID	Address	Acreage	Total Ranking
Wetlands & Well Fields			
6175-00-869119	Rte 9G	2.01	1
6175-00-871145*	5170 Rte. 9g	13.07	1
6275-00-063076*	W. 185 Kerley Cmrns	114.5	3
6274-00-282976*	Rte 9G	100.1	2
6274-00-536936*	101 Freeborn Lane	16.91	1
6175-00-915346*	5246 Route 9G	12.72	2
6175-00-980360	48 Lasher Road	10	2
6175-00-955392	5262 Rte 9G	3.3	2
6175-00-975300	Rte 9G	7.3	2
6275-00-071341*	76 Lasher Road	20	2
6275-00-145255*	132 Lasher Road	43.7	2
6275-00-365158*	206 Lasher Rd	27.04	1
6275-00-420128*	234 Lasher Road	18	1
6274-00-425898*	W. Kerley Corners Rd	84.78	2
6275-00-629050	344 Lasher Road	53.7	1
6275-00-617114	324 Lasher Road	3.1	2
6275-00-527094	288 Lasher Road	8	1
6275-00-503102*	258 Lasher Road	16.27	2
In Tivoli			
6175-00-769163	Route 9G	7.2	1
6175-00-717123	Route 9G	5.388	1
6175-00-685017	Broadway	1.6	1
6175-00-413089	6 Katherine Lane	4.6	1
*Indicates parcel is on the Town Parcel Map			

Parcel ID	Address	Acreage	Total Ranking
Historical and Cultural Resources			
All properties on historical overlay portion of zoning map.			
6175-03-144273	Rose Hill	23.3	4
6174-01-168903	11 Rose Hill Lane	35.45	4
6174-01-150999	42 Callendar Drive	13.1	4
6175-18-444038	50 River Dr - The Pynes	0.26	3
6175-03-300140	86 Broadway	6.4	3
6175-03-197360	37-39 Woods Rd	12.16	3
6174-01-133950	35-39 Hudson Blfs	3.12	3
6175-03-314188	24 Dock Lndg	1.77	2
6175-03-296220	Woods Rd	1.18	2
6175-03-223318	75 Woods Rd	12.55	2
6175-03-257100	111 Woods Rd	18.34	2
6175-03-193185	10 Flora Street	38.59	2
6175-03-187069	69 Woods Rd	11.65	2
6175-04-822247	Broadway	1.1	1
6175-04-819236	5201 Rte 9G	1.1	1
6175-18-464057	5195 Rte 9G	1.2	1
6175-18-477057-	77 Broadway	0.8	1
6175-18-385028	71 Broadway	1.75	1
6174-01-342919	104-108 Broadway	99.6	1
National Registry			
6175-18-427035	33 Kaatsbaan Rd	0.87	2

Parcel ID	Address	Acreage	Total Ranking
Recreation			0
6175-18-437013	Watts dePeyster Hall	1	10
6174-00-545295	1 Tivoli Commons-Tivoli Bays Trail	432.3	10
6175-18-413089	234 Kidd Lane	3.6	4
6175-18-459087	6 Katherine Lane	1.4	4
TAX ID NA	Village of Tivoli	2.34	11

Village of Red Hook Parcel Rankings

Parcel ID	Address	Total Score
Parks		
6272-05-147763-0000	28-30 Bennetr Road	6
6272-06-412960-0000	Park Avenue	6
6272-06-494862-0000	North Broadway	3
Historic Properties		
6272-06-471776-0000	7550 No. Broadway	2
6272-10-395562-0000	7404-7426 S. Broadway	2
6272-06-272816-0000	75 West Market St.	2
6272-05-246812-0000	81 W. Market Street	2
6272-05-234813--0000	85 W Market Street	2
6272-00-257211-0000	7260 S. Broadway	2
6272-18-422039-0000	Linden Ave Rear	8
6272-00-434083-0000	65 Willowbrook	8
Pond Surrounds		
6272-10-421656-0000	7460 S. Broadway	5
6272-10-406628-0000	5 Fisk Street	5
6272-10-413621-0000	11 Fisk Street	5
6272-10-431609-0000	19 Fisk Street	5
6272-10-446619-0000	30 Elizabeth Street	5
6272-10-445629-0000	26 Elizabeth Street	5
6272-10-446641-0000	24 Elizabeth Street	5
6272-20-448651-0000	20 Elizabeth Street	5
Gateway/Greenbelt		
South		
6271-00-220920-0000	Albany Post Road	1
6271-00-180845-0000*	7115 Albany Post Rd	1
6271-00-183965-0000*	Albany Post Road	1
6271-00-073869-0000*	7099 Albany Post Rd	1
6271-00-258794-0000	345 Metzger Rd	1
North West		
6273-00-291016-0000	78 Linden Ave	1
6272-00-050950-0000*	Orchard Alley	4
6272-00144874-0000*	Rte 199	2
6172-00-880670-0000	234 W. Market Street	1

Parcel ID	Address	Total Score
West		
6272-00-037624-0000*	60 Benner Road	1
6272-00-065498-0000	60 Pommelay Ln	1
6172-00-862490-0000	174 Benner Road	1
6172-00-910409-0000	179 Benner Road	1
North		
6273-00-557128-0000*	68 Willow Brook Lane	6
6272-00-795956-0000*	Albany Post Road	2
6273-00-674036-0000	Albany Post Road	2
6273-00-746060-0000	27 Cookingham Lane	2
6273-00-775037-0000	Cookingham Lane	2
6273-00-850047-0000*	Teator Lane	2
6273-00-901207-0000*	7782 Albany Post Rd	2
6273-00-378041-0000	69 Linden Ave	3
6273-00-434083-0000	65 Willow Brook Rd	5
West - South		
6172-00-750305-0000*	203 Rokeby Road	2
6272-00-040255-0000	96 Rokeby Road	1
6172-00-964243-0000	111 Rokeby Road	1
6172-00-996211-0000	Rokeby Road	1
6172-00-875153-0000*	Rokeby Road	1
6272-00-160110-0000*	Rokeby Road	1
6272-00-190045-0000	7187 Albany Post Rd	1
6272-00-265055-0000	7204 Albany Post Rd	1
6271-00-225955-0000	7166 Albany Post Rd	1
East		
6272-11-647660-0000	Baxter Road	1
6272-00-707668-0000	Old Rte 199/Baxter Rd	1
6272-00-738682-0000	124 Rte 199	1
6272-00-703751-0000	30 Blue Echo Road	1
6272-00-727773-0000	Blue Echo Road	1
6272-00-918748-0000	Rte 199	1
6272-00-903718-0000	190 Rte 199	1

Town of Red Hook Community Preservation Project Plan

PART III. SUMMARY AND EVALUATION OF LAND USE ALTERNATIVES TO PROTECT COMMUNITY CHARACTER

A. INTRODUCTION

The following identification and evaluation of land use alternatives to protect community character focuses on 19 individual alternatives, including several subclasses of public and private alternatives, currently available to the Town of Red Hook to protect community character. The identification and evaluation is structured to assess the application of each individual or class of land use alternative in relation to the five target areas defined by Part II of the Plan. Each land use alternative is assigned one of two priorities in terms of potential application to each target area or specific categories of parcels and projects.

Table 3 provides a complete listing of the existing land use alternatives. The table defines each land use alternative by the corresponding Chapter or Section of the Town Code where applicable. Each land use alternative is also assigned an identification number to assist with the construction of a matrix that assigns the appropriate priority and application of land use alternatives to the target areas. (See Table 4) The matrix system uses a numerical index (a “1” or “2”) to indicate which land-use alternatives are to be employed as primary or secondary land protection strategies to preserve each category and parcel of land. Categories of land and land-use alternative ranks are further defined in the body and appendix of this Project Plan. It should be noted however, that each eventual application of the land use alternatives, particularly those involving voluntary fee simple acquisition or the purchase of development rights, will be negotiated or structured on a case-by-case basis and various alternative combinations of land use alternatives identified may vary by parcel or project.

The land use alternatives evaluation matrix, which appears as Table 4, summarizes the results of the analysis conducted for each alternative and the various target areas and categories of parcels and projects which assist in assigning priorities. The potential application of a land use alternative is indicated by the assignment of a ranking number in terms of the potential for individual or combined applications. The absence of any ranking indicates that the land use alternative has limited or no value to a specific target area, parcel or project. Again, however it should be noted that, on a case-by-case basis, individual circumstances or property conditions that may exist, and are beyond the scope of this evaluation, could further alter the level of priority or potential for application of a land use alternative. A summary of the evaluation results for each target area or category of parcel or project is also provided.

B. Identification and Summary of Land Use Alternatives

A total of 17 applicable land use alternatives have been enacted as part of the Town Code of the Town of Red Hook. Two additional classes of land use alternatives involve fee simple acquisition and private conservation strategies. Table 3 provides a comprehensive outline of the public and private land use alternatives that can be utilized to preserve community character either individually or strategically together with the CPF to maximize both public and private benefits.

Table 3: Existing Land Use Alternatives to Protect Community Character		
ID No.	Town Code Section	Description
1	Bond Resolution 7/8/2003; Referendum 10/7/2003	Purchase of Development Rights Program
2	§ 56	Conservation Easements
3	§ 57	Community Preservation
4	§ 72	Farming
5	§ 77	Flood Damage Prevention
6	§ 120	Subdivision of Land
7	§ 120-25	Conservation Density Subdivisions
8	§ 128	Trees
9	§ 143-23	Freshwater Wetlands and Land Under Water or Subject to Flooding
10	§ 143-30	Development Near Bodies of Water
11	§§ 143-31 and 143-111	Development Within the Flood-Fringe Overlay District
12	§ 143-33	Residential Cluster Development
13	§ 143-39	Agriculture
14	§ 143-41	Farms and Related Uses

Table 3: Existing Land Use Alternatives to Protect Community Character		
ID No.	Town Code Section	Description
15	§ 143-46	Development Within the Historic Landmarks Overlay District
16	§ 143-47	Development Within the Environmental Protection Overlay District (Stream Corridors, Aquifers; Historic and Scenic Areas; Important Farmlands)
17	§ 143-48	Development Within the Scenic Corridor Overlay District
18	Fee Simple	Town Community Preservation Fund Town Bond Financing Town Dedicated Capital Reserve Fund NYS Bond Act/Environmental Protection Fund U.S. Dept. Of Agriculture Intergovernmental Transfers Special Assessment Districts Public/Private Partnerships
19	Private Conservation Strategies	Conservation Easements Tax Exempt Installment Sale Bargain Sale/Land Donation Like Kind Exchange Limited Development Family Limited Partnership Charitable Remainder Trust

The following is a summary of each individual or class of land use alternative identified by Table 3 that will be available to the Town to implement the CPPP.⁸ It should be noted that both of the villages have adopted Zoning and other land use controls and these controls

⁸ The Town is currently considering adoption of amendments to the Town’s Zoning Law and Subdivision regulations to implement the Centers and Greenspaces Plan. These amendments would reinforce and further implement the farmland protection policies of the *Comprehensive Plan* and *Open Space Plan*.

may be available to protect the resources identified herein. This CPP does not include an examination of the village land use controls.

1. Town of Red Hook Farmland Protection Program

On October 7, 2003, the voters of the Town of Red Hook overwhelmingly approved a Town of Red Hook Farmland Protection Program to protect important agricultural resources in the Town. The voters approved a proposition authorizing the expenditure of \$3.5 million for the voluntary purchase of development rights to preserve farmland in the Town, pursuant to § 247 of the General Municipal Law.⁹ The Farmland Protection Program Guidelines and Criteria describing funding procedures and standards are attached to Resolution # 15 adopted by the Town Board on July 8, 2003. So far approximately \$2 million have been invested in the program.

2. § 56 Conservation Easements

The Town Board can acquire or accept conservation easements over real property that meets specific criteria, from landowners who voluntarily wish to sell or donate the development value of their land while protecting it as open space in accordance with § 247 of the General Municipal Law. This section establishes guidelines and criteria for the evaluation of such easements in order to clearly establish the public benefit associated with any offer to donate or sell such easements. The proposed easement must have a definite public purpose. Natural resources identified as eligible for conservation include, but are not limited to, agricultural lands defined as open land actually used in bona fide agricultural production. Eligible parcels must have 10 acres of contiguous undeveloped land (lots with improvements need 10 acres plus the necessary acreage for the improvements, i.e., 13 acres in a three-acre zone). Easements must have a minimum term of eight years; there is no maximum term. Since Chapter 56 of the Town Code was adopted in 2005, three landowners representing 74.6 acres have donated conservation easements under this program.

3. § 57 Community Preservation

In 2006, special State legislation enabled the Town of Red Hook to establish, through a local referendum, a Community Preservation Fund supported by revenues from a two (2) percent real estate transfer tax on amounts over and above the Dutchess County median home price. This legislation allows the Town of Red Hook to protect its farmland and open space, which is vital to the future social, economic and environmental health of the Town. It also supplements the Farmland Protection Program already established in the Town's voluntary acquisition of development rights.

⁹ See Bond Resolution (Resolution 2003 #16) dated July 8, 2003.

4. § 72 Farming

The Town Board has adopted a right-to-farm law pursuant to the NYS Agriculture and Markets Law, which establishes a statutory right to farm by prohibiting the commencement of private nuisance suits against farmers who engage in sound agricultural practices.

In adopting Chapter 72 the Town Board declared that agricultural lands are irreplaceable assets, that farming is an essential activity which greatly contributes to the economic viability of the town and reinforces the special quality of life enjoyed by the town's residents, provides the visual benefit of open space, and generates economic benefits and social well-being within the community.

Chapter 72 requires that a notice be included on the final subdivision plat or final site plan for any lands wholly or within 500 feet of either an agricultural district or land for which an individual commitment has been received pursuant to § 305 or 306 of NYS Agriculture and Markets Law stating that it is the policy of the Town to conserve, protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural and ecological value. The notice informs residents that farming activities may occur on such property, and such farming activities may include, but not be limited to, activities that cause noise, dust and odors. The notice must also be delivered to prospective buyers and be incorporated in any deeds.

5. § 77 Flood Damage Prevention

The Town participates in the National Flood Insurance Program. To qualify for the program, the Town regulates uses which are dangerous to health safety and property due to water or erosion hazards or which result in damaging increases in erosion or in flood heights or velocities. It requires that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction, it controls the alteration of natural floodplains, stream channels and natural protective barriers which are involved in the accommodation of floodwaters, it controls filing, grading, dredging and other development which may increase erosion or flood damages, and it regulates the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

6. § 120 Subdivision of Land

The Town has authorized its Planning Board to consider land subdivision as part of a plan for the orderly, economic and efficient future growth and development of the town consistent with its rural character and the continuing needs of its people for quality building sites and enjoyable open space. The Planning Board must ensure that land to be subdivided be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace and without resulting in significant damage to the ecology and scenic characteristics of the area in which the subdivision is located; that proper provision is made for water supply, drainage, sewerage

and other needed improvements; that all proposed development is in harmony with the development pattern of adjacent and neighboring properties; that the proposed streets compose a convenient system and are of such width, grade and location as to accommodate present and prospective traffic; to facilitate fire protection and to provide access of fire-fighting equipment to buildings; and that proper provision is made for open spaces for parks and trails and for the protection of natural drainage and significant historical and environmental features.

7. § 128-25 Conservation Density Subdivisions

Conservation Density Subdivisions encourage the preservation of large tracts of open space by affording flexibility to landowners in road layout and design if such landowners commit to the permanent preservation of significant open space resources beyond applicable zoning district requirements. A conservation density subdivision may only be created in the RD3, RD5 or LD Zoning Districts. In the RD3 District, a conservation density subdivision requires a minimum lot area of nine (9) acres; in the RD5 and LD Districts the required minimum lot area is fifteen (15) acres. This lower density is maintained in perpetuity through the preferred use of permanent conservation easements. To further encourage the establishment of these permanent low densities, the Planning Board may waive the requirement for lot frontage on a public road and may permit the construction of private roads to lesser specifications than normally required for town roads, provided certain conditions are met.

8. § 128 Trees

The Town has established a Tree Preservation Commission to oversee a program for planning, planting, and maintenance of trees located in the public right-of-way, recreational park, or other public spaces. The Tree Commission is responsible for developing and implementing a Community Forestry Management Plan, along with an annual work plan for the maintenance and planting of public trees with the goal of maintaining or increasing the percentage of tree canopy cover over time. The Tree Commission also maintains a list of trees which are desirable as street trees and for other public areas, and a list of invasive species that should be avoided. The Village of Red Hook has also established a Village Green Committee, similar to the Town's Tree Preservation Commission, and has developed an Urban and Community Forest Plan.

9 § 143-23 Freshwater Wetlands and Land Under Water or Subject to Flooding

This section of the Zoning Law provides that no more than twenty-five (25) percent of the required minimum lot area for any lot in any district may be fulfilled by land which is included within a designated wetland, as delineated by the NYS Department of Environmental Conservation or established by the Town of Red Hook, or which lies under

water or is subject to periodic flooding under conditions of a one-hundred year flood, as delineated in the Flood-Fringe Overlay district. Moreover, all front, side and rear yard requirements must be satisfied by measurement wholly on dry land, with the exception of certain streams and ponds.

10. § 143-30 Development Near Bodies of Water

In order to preserve the open character along major streams for environmental and ecological reasons, this section of the Zoning Law provides that all development or other land alteration proposed within 100 feet of the normal streambank of any NYS DEC-classified stream or wetland mapped by the NYS DEC or the Town or water body greater than ¼ acre in size, or within 1,000 feet of the high water mark of the Hudson River requires special use permit review. The Planning Board's review includes, but is not limited to, consideration of the impact of the proposed development on water recharge areas, water table levels, water pollution, aquatic and plant life, drainage patterns, stormwater runoff, flooding, erosion control, and essential vegetative growth.

11. §§ 143-31 and 143-111 Development Within the Flood-Fringe Overlay District

All development within the Flood-Fringe Overlay District, as mapped by the Federal Emergency Management Agency, is subject to special permit review and the requirements of Chapter 77 (Flood Damage Prevention) of the Town Code, discussed above. This overlay district covers floodplain areas with special flood hazards that are likely to be flooded at least once every 100 years.

In reviewing an application for a special use permit in the Flood-Fringe Overlay District, the Planning Board must ensure that all structures are designed and anchored to prevent flotation, collapse or lateral movement due to floodwater-related forces; all construction materials and utility equipment are resistant to flood damage; construction practices and methods are employed which minimize potential flood damage, including the requirement that all structures and other improvements be designed to withstand hydrostatic pressure, erosion and seepage to an elevation not less than the one-hundred-year-flood elevation; adequate drainage is provided to reduce flood hazard exposure; all public utilities and facilities are located and constructed to minimize or eliminate potential flood damage; all water supply and sanitary sewage systems are designed to minimize or eliminate floodwater infiltration or discharges into the floodwaters, including the provision that on-site sewage systems shall be located so as to avoid impairment of them or contamination from them during flooding, all new residential construction or substantial improvements to residential structures have the lowest floor, including basement, elevated to at least two feet above the water level of the one-hundred-year flood; all new nonresidential construction or substantial improvements to such nonresidential structures have their lowest floor, including basement, elevated to at least two feet above the water level of the one-hundred-year flood or, as an alternative, be floodproofed up to the same water level, including

attendant utility and sanitary facilities; and no use is permitted, including fill, dredging or excavation activity, unless the applicant has demonstrated that the proposed use, in combination with all other existing and anticipated uses, will not raise the water level of the one-hundred-year flood more than one foot at any point.

12. § 143-33 Residential Cluster Development

The Planning Board is authorized to modify applicable provisions of the Zoning Law as to lot size, lot width, depth, yard, and other applicable requirements of the Zoning to accommodate cluster subdivisions. The Planning Board may require cluster subdivision where it finds any one of a number of elements present such as active agricultural lands, historic features, scenic roads and areas, wetlands, watercourses watersheds, groundwater resources, and so on. A yield plan for lot-by lot development of the site in accordance with the area and bulk requirements of the Zoning District, or a formula method determines density. Cluster subdivision is required in the Town's Important Farmlands law to allow flexibility in design while preserving the agricultural viability and rural character of the land. At least 40 percent of a parcel in the R1.5 and R1 Districts, 55 percent in the RD3 and RD5 Districts, and 70 percent in the LD District, subject to subdivision, must be preserved as open space in perpetuity.

13. § 143-39 Agriculture

Agriculture is encouraged in the Town and is permitted in all Zoning Districts, subject to criteria that regulate the type and number of animals that may be kept on non-farm parcels of certain sizes in certain districts. For example, no horse, cow, hog, beef cattle, sheep, goat or other large farm animal may be kept on a non-farm parcel of less than two (2) acres in size in the Hamlet, R1 or R1.5 Districts. Similarly, for non-farm parcels of at least two (2) acres but less than ten (10) acres, there are limitations on the number of animals that may be kept per acre, and setbacks are required for structures housing animals and the storage of manure.

14. § 143-41 Farms and Related Uses

The operation of a farm and the conduct of generally accepted agricultural practices is permitted in all Zoning Districts in the Town in accordance with the Town's Right to Farm Law (Chapter 72 of the Town Code). In addition, larger scale retail uses related the operation of a farm (such as a farm market) and farm industries (such as welding, agricultural machinery repair, firewood preparation and sales, etc.) are also allowed, subject to certain conditions. This section of the Zoning Law also allows for housing for farm principals and employees.

15. § 143-46 Development Within the Historic Landmarks Overlay District

The Historic Landmarks Overlay (HL-O) District is coincident with that portion of the Hudson River National Historic Landmark District within the Town of Red Hook, and encompasses the large estates and other land areas of historic and environmental significance which bound the east bank of the Hudson River. The HL-O District recognizes that these estates and other land areas possess qualities conducive to contemporary development while at the same time being comprised of both existing buildings and natural areas which are significant assets linking the entire community to its heritage. Continuing estate, conservation, adaptive reuse, and environmentally sensitive new development are encouraged.

Within the HL-O District, any residential development must be undertaken as a residential cluster development. Nonresidential development (except for agricultural and conservation uses) must be carried out in accordance with an overall plan for the parcel. All uses must be designed in accordance with a list of community standards which emphasize the rehabilitation and restoration of structures and landscapes, and the compatibility of new construction with historic structures and development patterns.

16. § 143-47 Development Within the Environmental Protection Overlay District (Stream Corridors; Aquifers; Historic and Scenic Areas; Important Farmlands)

The Environmental Protection Overlay (EP-O) District is intended to protect significant environmental resources, including the Town's groundwater, stream corridors, prime farmlands, historic sites and scenic areas, from development that is considered incompatible on the basis of its scale, intensity or location.

The EP-O District recognizes the protection of stream corridors as essential to the maintenance of water quality. To that end, buffers are required to protect stream corridors from development encroachment, erosion and water quality degradation caused by either surface or subsurface runoff. The regulated stream corridor consists of all lands lying within one hundred (100) feet of the normal streambank of the Sawkill (including its main tributary), the Lakes Kill (and each of its other perennial tributaries), the Stony Kill, the Mudder Kill, and other streams and tributaries as may be subsequently designed by the Town Board upon recommendation of the Conservation Advisory Council.

The EP-O District recognizes that it is in the overall public interest to preserve the quality and quantity of the Town's groundwater resources to ensure a safe and adequate water supply for present and future generations. Within the aquifer protection area, certain uses and activities are specifically prohibited while other uses are permitted subject to meeting certain requirements.

In terms of historic and scenic areas, the EP-O District is intended to preserve historic buildings, stone walls and other historic features and views from the Town's roadways and other public areas by channeling intensive new development away from those areas and

onto lands that do not have as much scenic and historic significance. Where development occurs in sensitive historic and scenic areas, the Town wishes to assure that such development is consistent with the objective of maintaining the existing scenic and historic character of such areas to the extent practicable. In furtherance of this purpose, the Town has conducted a community resource survey to identify historic and scenic resources worthy of preservation.

The Town has found that it is beneficial to protect important agricultural lands from development in order to maintain their availability for productive use. To this end, the EP-O District seeks to channel development away from such farmland and to permit flexibility in its zoning to maintain agriculture as a viable industry in the Town. If residential development is proposed on regulated farmland, cluster development is required to locate the new development on those portions of the tract least suitable for agriculture. To maximize the conservation of prime and statewide important agricultural soils and the maintenance of active agricultural lands, maximum lot size is limited, insofar as practicable based on topography and Dutchess County Health Department Standards, to ½ acre or to the least acreage determined feasible by the Planning Board.

17. § 143-48 Development Within the Scenic Corridor Overlay District

The Scenic Corridor Overlay (SC-O) District is intended to recognize both roadways designated as “scenic” by NYS DEC under authority of the New York State Scenic Byways Law, and others which have been deemed locally significant in the Town’s Comprehensive Plan. Within these roadway corridors, view protection regulations are imposed to preserve their overall rural character, the setting of historic properties along these routes, and the irreplaceable scenic vistas which they offer.

18. Fee Simple Acquisition

Acquisition of public and private funding sources outlined in Table 2, will remain one of the primary alternatives for protecting critical open space resources defined by various plans and strategies. In conjunction with the establishment of a Community Preservation Fund, efforts should continue to be pursued to link the various available public sources of funding for fee simple acquisition with private strategies designed to establish financial incentives to encourage land preservation.

19. Private Conservation

A significant number of alternative private land use strategies are available to assist landowners with various tax, estate and related financial planning needs. Several of these key strategies are identified by Table 2. Every effort should be made to couple these private land conservation strategies with public land use alternatives to maximize public investment and expand conservation efforts.

C. Evaluation and Application of Land Use Alternatives

The evaluation of available land use alternatives to preserve community character is a critical part of the Town’s Community Preservation Project Plan. The potential application and prioritization of the seventeen land use alternatives previously identified and described to the five target areas and individual categories of parcel and projects will assist in maximizing the potential of the future Community Preservation Fund to accomplish the Town’s farmland and open space preservation goals. A matrix has been constructed to assist with the evaluation and ranking of available land use alternatives. The matrix, which appears as Table 4, assigns a column for each individual or class of land use alternative with the identification number from Table 3 listed at the head of the column. The matrix assigns a specific row to each target area and underlying categories of parcels and projects described and mapped by Part II and listed in the Appendices of the Plan. Land use alternatives that present the highest priority pertaining to a specific target area or underlying category of parcel or project are assigned a number one. Land use alternatives that may have a lower potential for application are assigned a number two and alternatives with limited or no application are not assigned a ranking. A complete description of the methodology for identifying target areas and categories of parcels and projects is contained in Part II of the Plan.

Table 4: Town of Red Hook Community Preservation Plan: Evaluation of Available Land Use Alternatives to Protect Community Character

	Land Use Alternatives (Refer to Table 3)																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Target Areas																			
Agricultural Land	1	1	1	2			2					2	2	2		2		1	1
Ecologically Significant	1	1	1		2	2	2		2	2	2	1				2		1	1
Scenic Feature, Trail, Gateway	1	1	1	2		2	2	2				1			2	2	1	1	1
Historic Value	1	1	1			2	2					2			1	2		1	1
Village Area	1	1	1	2		2	2					2			1	2	2	1	1

The following narrative summarizes the actual evaluation of land use alternatives by target area as portrayed by the Table 4 matrix.

It should be noted that several techniques are consistently referenced as the priority tools for preservation within each target area. These include Conservation Easements, Purchase of Development Rights, Fee Simple Acquisition and Private Conservation. All of these

focus on obtaining conservation easements or acquisition of a particular parcel. These are the most effective tools to ensure long-term protection of land. The Town understands that all of their preservation efforts cannot rely solely on those measures for a variety of reasons. These reasons include the availability of funds; landowner interest in a particular technique as well as the timing of various projects will all contribute to Town's ability to entertain a technique or a combination of techniques. Therefore, Table 4 also describes the secondary techniques available to the Town to supplement the priority tools. For each Target Area, these secondary measures are identified below.

Target Area 1 - Agricultural Lands and Water Protection Areas

The Town's existing preservation efforts have focused on the use of Purchase of Development Rights and Cluster Subdivisions, which combined, have protected approximately 1,000 acres of agricultural land. For the remaining priorities identified in this Plan and with the availability of additional dollars from the Community Preservation Fund, the Town will primarily seek to purchase development rights from farmers, especially those farms that also contain water resources in need of protection, using conservation easements to permanently protect the land. The potential for increased funding will allow the Town to pursue partnerships in a variety of ways to preserve farmland and protect water resources by bringing matching dollars to negotiations. The application of private conservation strategies, such as those carried on by the Scenic Hudson Land Trust, the Dutchess Land Conservancy, and Winnakee Land Trust will also be essential to farmland preservation and water protection efforts in this category.

Secondary efforts to protect farmland will continue to consist of the use of the cluster subdivision technique along with other Zoning techniques such as Conservation Density Subdivisions, the existing and proposed agricultural protection strategies embodied in the Zoning Law, and Environmental Protection Overlay District. The Town recognizes the importance of the Planning Board's ability to work with an applicant in order to achieve the goals of both parties.

Target Area 2 - Ecologically Significant Areas

The Town's freshwater wetlands, streams, lakes, ponds and priority forested areas are an integral component of the local watersheds and are a source of tremendous biodiversity. Wetlands provide a variety of societal benefits and values including fish and wildlife habitat, natural water quality improvement, flood storage, shoreline erosion protection, opportunities for recreation and aesthetic appreciation and natural products. While State and Federal regulations protect some wetlands and certain streams, lakes and ponds, there are few if any regulations governing forested areas as well as isolated wetlands and some smaller streams, ponds and lakes that are not subject to regulatory authority.

These ecologically significant areas represent more of a challenge in terms of preservation because they may or may not consume an entire parcel. For example, a small isolated

wooded wetland, that may be a vernal pool, may have great significance because it is a breeding area for large numbers of amphibians, but it may fall outside classification as a protected wetland. This makes some of the regulatory measures particularly important in the endeavor to safeguard these important lands. In addition to the easements and acquisition, cluster subdivision is likely to be a priority technique. Secondary tools acknowledge that development may occur in these sensitive areas and rely on the Planning Board to work through development proposals with applicants to ensure these resources are protected. These techniques include Conservation Density Subdivisions, the use of the Environmental Protection Overlay District, and the Flood Fringe Overlay District. SEQR will also continue to be a tool to ensure the protection of these sensitive resources.

Target Area 3 - Scenic Features, Trails and Gateways

Within this target area, the focus remains on techniques to gain easements and acquire land but also includes regulatory measures that require open space preservation as a part of a development proposal. These regulatory measures (cluster subdivisions, conservation subdivision and the Scenic Corridor Overlay District) allow the Town some flexibility in accommodating growth while balancing preservation efforts.

The second tier of methods involves regulatory measures, which are aimed at a particular resource to protect, such as the Historic Landmarks Overlay District. These secondary measures are currently employed by the Planning Board and will continue to be utilized as part of the ongoing planning process.

Target Area 4 – Historic Values

There are a number of individually listed properties on the State and National Registers for the Town, there is the Hudson River National Historic Landmark District along with nationally registered Historic Districts in the Villages of Tivoli and Red Hook. In addition to the easement or acquisition primary options, it is likely that a landowner may take advantage of the regulatory provision within the Historic Landmarks Overlay District. Secondary techniques involve the potential use of the Environmental Protection Overlay, Subdivision including cluster subdivision, and working with the Town Tree Preservation Commission and/or the Village Green Committee in Red Hook.

Target Area 5 – Unique Village or Village Enhanced Areas

The two villages have a number of unique properties either within the villages or on lands surrounding the villages with the potential to create a greenbelt around gateways, provide wellhead protection for the two water supply systems, or create the potential for enhancing the villages community character. The focus remains on techniques to gain easements (including facade easements) and acquire land but also includes regulatory measures that require open space preservation as a part of a development proposal or protect historic resources through the Environmental Protection Overlay or Historic Landmarks Overlay districts.

Town of Red Hook
Community Preservation Project Plan

Appendix A – List of Community Preservation
Target Areas, Projects, Parcels and Priorities

Appendix A.2 Parcel Re-Ranking Details by Contiguous Protected Property

Owner	Municipality	Parcel Tax ID	Parcel #	Acreage	Ag District 20	Operating Farm	Prime Soils	OSP Priority Ag	Aquifer Protection	DRINKING Water	Wellhead Protection	Total Ag & Water	State Wetland	Federal Wetland	Lake, Stream, Pond	OSP Priority Forest	Total Ecological Features	Ag Gateway	Trails	SCENIC CORRIDOR ONLY Road	Scenic Corridor Overlay Scenic	Comp Plan Scenic Road	OSP Scenic Road	Scenic District	Village contributing features	Total Scenic Features, Trails & Gateways	HISTORIC RESOURCES	StateFed Register	Total Historic Dist	Total Historic Values	Protected Farmland	Total Score
1st Group - Ranked by Ag & Water Scores																																
Al Trezza	Town	6275-00-063076	111	115	1	1	1	1	0	1	1	6	1	1	1	0	3	0	0	0	1	0	1	0	3	5	0	0	0	0	14	0
Robert Greig	Town	6273-00-575482	64.02	11	1	1	1	1	1	0	0	6	1	1	1	0	3	0	1	0	1	0	0	0	2	0	0	0	0	0	11	0
Robert Greig	Town	6273-00-944725	64.07	30	1	1	1	1	1	0	0	6	1	1	1	0	3	0	0	0	1	0	0	0	1	0	0	0	0	0	10	0
Klose Family Farm	Town	6372-00-070930	58	103	1	1	1	1	1	0	0	6	1	1	1	0	3	0	1	0	0	0	0	0	1	0	0	0	0	0	10	0
Sim Kno Farms*	Town	6273-00-901207	59	63	1	1	1	1	1	0	0	6	0	1	1	0	2	1	1	0	1	0	1	0	2	6	0	0	0	0	14	1
Anthony Tripi*	Town	6273-00-905456	65	142	1	1	1	1	1	0	0	5	0	1	1	0	2	1	1	0	1	0	1	0	4	0	0	0	0	0	11	1
Gardner,*	Town	6273-00-006166		3.71																												1
Nebel, Richard & Donna*	Town	6273-00-008117		4.25																												1
Cookingham	Town	6272-00-795956	61.02	37	1	1	1	1	1	0	0	6	0	1	1	0	2	0	1	0	1	0	1	0	2	5	0	0	0	0	13	0
Robert Greig	Town	6273-00-677518	64.01	38	1	1	1	1	1	0	0	6	0	1	1	0	2	0	1	0	1	0	0	0	2	0	0	0	0	0	10	0
Robert Greig	Town	6273-00-896812	64.06	93	1	1	1	1	1	0	0	6	0	1	1	0	2	0	0	0	1	0	1	0	2	0	0	0	0	0	10	0
Robert Greig	Town	6273-00-760494	64.04	62	1	1	1	1	1	0	0	6	0	1	1	0	2	0	0	0	1	0	0	0	1	0	0	0	0	0	9	0
Robert Greig	Town	6273-00-854567	64.05	30	1	1	1	1	1	0	0	6	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	7	0
Group 2 - 2nd Highest Ag & Water Scores																																
Godesky	Town	6372-00-215250	1	131	1	1	1	1	1	0	0	5	1	1	1	1	4	0	0	0	0	1	0	0	1	0	1	0	1	11	0	
John Feller*	Town	6373-00-330435	36	139	1	1	1	1	1	0	0	5	1	1	1	1	4	0	0	0	1	0	0	0	1	0	0	0	0	0	10	1
Brookmeadow Farm LLC*	Town	6273-00-441702	68	228	1	1	1	1	1	0	0	5	1	1	1	0	3	0	0	0	1	0	1	0	2	0	0	0	0	0	10	1
James Stagias	Town	6373-00-070745	66.04	11	1	1	1	1	1	0	0	5	1	1	1	0	3	0	0	0	1	0	1	0	2	0	0	0	0	0	10	0
James Stagias	Town	6373-00-071705	66.03	16	1	1	1	1	1	0	0	5	1	1	1	0	3	0	0	0	1	0	1	0	2	0	0	0	0	0	10	0
Frank Vosburgh	Town	6172-00-865088	163	5	0	1	1	1	1	0	0	5	1	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Ronald Odom	Town	6373-00-892440	18	84	1	1	1	1	1	0	0	5	1	0	1	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Cookingham*	Town	6273-00-557128	61.03	68	1	1	1	0	1	0	0	5	0	1	1	0	2	0	1	0	0	0	0	0	6	7	0	0	0	0	14	1
Nathan Kalina	Town	6172-00-750305	160	150	1	1	1	1	1	0	0	5	1	1	0	0	2	1	1	0	1	0	0	0	2	5	0	0	0	0	12	0
Pitcher Lane LLC	Town	6273-00-740750	67	32	1	0	1	1	1	0	0	5	0	1	1	0	2	0	0	0	1	0	1	0	2	0	0	0	0	0	9	0
Dean Kent*	Town	6373-00-160475	41	93	1	1	1	1	1	0	0	5	0	1	1	0	2	0	0	0	1	0	1	0	2	0	0	0	0	0	9	1
John R. Hardeman*	Town	6272-00-050950	149	168	1	1	1	1	0	0	0	4	0	1	1	0	2	1	1	0	0	0	0	0	4	6	0	0	1	1	13	1
Robert Greig	Town	6273-00-640370	64.03	26	1	1	1	1	1	0	0	5	1	1	0	0	2	0	1	0	0	0	0	0	1	0	0	0	0	0	8	0
Pamela Sheehan	Town	6372-00-987903	10	96	1	1	1	1	1	0	0	5	0	1	1	0	2	0	0	0	1	0	0	0	1	0	0	0	0	0	8	0
David Fraleigh*	Town	6373-00-170225	42	115	1	1	1	1	1	0	0	5	0	1	1	0	2	0	0	0	1	0	0	0	1	0	0	0	0	0	8	1
David Fraleigh*	Town	6373-00-385078	??	??																												1
Joseph Rossi	Town	6373-00-968349	17	37	1	1	1	1	1	0	0	5	0	0	1	1	2	0	0	0	1	0	0	0	1	0	0	0	0	0	8	0
Robert Greig	Town	6374-00-090235	64.1	20	1	1	1	1	1	0	0	5	0	1	1	0	2	0	1	0	0	0	0	0	1	0	0	0	0	0	8	0
Robert Greig	Town	6374-00-114128	64.09	41	1	1	1	1	1	0	0	5	0	1	1	0	2	0	1	0	0	0	0	0	1	0	0	0	0	0	8	0
Alfred Buff	Town	6473-00-092250	14	27	1	1	1	1	1	0	0	5	0	0	1	1	2	0	0	0	1	0	0	0	1	0	0	0	0	0	8	0
John Zeitz	Town	6272-00-160110	171	18	1	1	1	0	1	0	0	5	0	0	1	0	1	0	1	0	1	0	1	0	1	4	0	0	0	0	10	0
Frank Boula	Town	6372-00-145794	57	28	1	0	1	1	1	0	0	5	0	1	0	0	1	0	1	0	0	1	0	1	0	3	0	0	0	0	9	0
Ronald Teater	Town	6273-00-850047	60	18	1	0	1	1	1	0	0	5	0	1	0	0	1	0	0	0	0	0	0	0	2	2	0	0	0	0	8	0
Richard Myers	Town	6372-00-176735	56	17	1	0	1	1	1	0	0	5	0	1	0	0	1	0	0	0	1	0	1	0	2	0	0	0	0	0	8	0
James Stagias	Town	6373-00-080626	66.01	10	1	1	1	1	1	0	0	5	1	0	0	0	1	0	0	0	1	0	1	0	2	0	0	0	0	0	8	0
Cookingham	Town	6272-00-758974	61.01	5	1	1	1	1	1	0	0	5	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Donald Stickle	Town	6175-00-871145	112	13	1	1	1	0	0	1	1	5	0	0	0	0	0	0	0	0	1	0	1	0	1	3	0	0	0	0	8	0
James Stagias	Town	6373-00-080626	66.02	5.4	1	1	1	1	1	0	0	5	0	0	0	0	0	0	0	0	1	0	1	0	1	2	0	0	0	0	7	0
Joseph Rossi	Town	6473-00-022248	15	24	1	1	1	1	1	0	0	5	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	6	0
Marion Greig	Town	6473-00-090117	13	40	1	1	1	1	1	0	0	5	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	6	0

Owner	Municipality	Parcel Tax ID	Parcel #	Acreage	Ag District 20	Operating Farm	Prime Soils	OSP Priority Ag	Aquifer Protection	DRINKING Water	Wellhead Protection	Total Ag & Water	State Wetland	Federal Wetland	Lake, Stream, Pond	OSP Priority Forest	Total Ecological Features	Ag Gateway	Trails	SCENIC CORRIDOR ONLY	Scenic Corridor Overlay Scenic Road	Comp Plan Scenic Road	OSP Scenic Road	Scenic District	Village contributing features	Total Scenic Features, Trails & Gateways	HISTORIC RESOURCES	StateFed Register	Total Historic Dist	Total Historic Values	Protected Farmland	Total Score	
Group 3 - 3rd Highest Ag & Water Scores																																	
Historic Hudson Valley	Town	6173-00-520145	148	161	1	1	1	1	0	0	0	4	0	1	1	1	3	0	0	0	1	0	1	1	2	3	1	1	0	2	12	0	
Richard Biezynski	Town	6274-00-282976	109.2	110	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	1	0	2	4	0	0	0	0	11	0	
Town of Red Hook	Town	6273-00-408140	62.1	30	0	0	1	1	1	1	0	4	1	1	1	0	3	0	1	0	1	0	0	0	0	2	4	0	0	0	9	0	
Kenneth Migliorelli*	Town	6274-00-175624	85.2	90	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	1	0	0	2	0	0	0	0	9	1	
Kenneth Migliorelli*	Town	6274-00-249450	85.3	91	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	1	0	0	2	0	0	0	0	9	1	
Kenneth Migliorelli*	Town	6274-00-425615	85.1	29	1	1	?	?	0	0	0	2	0	0	0	0	0	0	0	0	1	0	1	0	0	2	0	0	0	0	4	1	
Salvatore - Migliorelli*	Town	6274-00-561055	72.2	118	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	1	0	0	2	0	0	0	0	9	1	
Salvatore - Migliorelli*	Town	6274-00-585275	72.3	106	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	0	0	0	0	0	2	0	0	0	0	7	1	
Thomas A Dee	Town	6274-00-566516	83	34	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	1	0	0	2	0	0	0	0	9	0	
Christopher Karpinski	Town	6274-00-663520	82	31	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	1	0	0	2	0	0	0	0	9	0	
Arvine Coon	Town	6372-00-410537	4	48	1	1	1	1	0	0	0	4	0	1	1	1	3	0	0	0	1	0	1	0	0	2	0	0	0	0	9	0	
Nicholas Russo	Town	6374-00-356690	93.1	11	1	1	1	1	0	0	0	4	1	1	1	0	3	1	0	1	0	0	0	0	0	2	0	0	0	0	9	0	
Nicholas Russo	Town	6374-00-470672	93.5	98	1	1	1	1	0	0	0	4	1	1	1	0	3	1	0	0	1	0	0	0	0	2	0	0	0	0	9	0	
Robert McKeon*	Town	6373-00-500340	34	162	1	1	1	1	0	0	0	4	1	1	0	1	3	0	0	0	1	0	0	0	0	1	0	0	0	0	8	1	
LWALLIS LLC	Town	6172-00-880670	150	164	0	0	1	1	1	1	0	4	1	1	1	0	3	1	0	0	0	0	0	0	1	1	0	0	0	0	8	0	
Robert Fennell	Town	6272-00-037624	151	15	0	0	1	1	1	1	0	4	1	1	1	0	3	0	0	0	0	0	0	0	1	1	0	0	0	0	8	0	
Nicholas Russo	Town	6374-00-634660	93.6	98	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	1	0	0	0	0	1	1	0	0	0	8	0	
Red Wing Properties	Town	6473-00-076372	16	17	1	0	1	1	1	0	0	4	1	0	1	1	3	0	0	0	1	0	0	0	0	1	0	0	0	0	8	0	
Kenneth Migliorelli*	Town	6274-00-536936	108	17	0	1	1	1	0	0	1	4	1	1	1	0	3	0	0	0	0	0	0	0	1	1	0	0	0	0	8	1	
Rocco Migliorelli*	Town	6274-00-696839	100	134	1	1	1	1	0	0	0	4	1	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	1
Mc Acres Inc	Town	6271-00-057991	169	59	0	1	1	0	1	1	0	4	1	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Peter Buckeley*	Town	6274-00-662640	99	114	1	1	1	1	0	0	0	4	0	1	1	0	2	0	0	0	1	0	1	0	3	5	0	1	0	1	12	1	
Daryl J. Mosher	Town	6271-00-180845	170.2	10	0	1	1	0	1	1	0	4	0	1	1	0	2	1	0	0	1	0	1	0	1	4	0	0	0	0	10	0	
Richard Biezynski	Town	6274-00-425898	109.1	85	1	1	1	1	0	0	0	4	1	1	0	0	2	0	0	0	1	0	1	0	2	4	0	0	0	0	10	0	
Robert Greig	Town	6274-00-980090	64.08	108	1	1	1	1	0	0	0	4	1	1	0	0	2	0	1	0	1	0	1	0	0	3	0	0	0	0	9	1	
O A O A LLC	Town	6372-00-380740	55	17	1	0	1	1	0	0	0	4	0	1	1	0	2	0	1	0	1	0	1	0	0	3	0	0	0	0	9	0	
Kesicke Farm Cattle Inc	Town	6172-00-875153	161	74	0	1	1	1	1	0	0	4	1	1	0	0	2	0	1	0	0	0	0	0	1	2	0	0	0	0	8	0	
Daryl J. Mosher	Town	6271-00-073869	170.1	37	0	1	1	0	1	1	0	4	1	0	1	0	2	1	0	0	0	0	0	0	1	2	0	0	0	0	8	0	
Monica Wieboldt	Town	6274-00-742373	81	89	1	1	1	1	0	0	0	4	0	1	1	0	2	0	0	0	1	0	1	0	0	2	0	0	0	0	8	0	
Doriedale Farm LLC	Town	6274-00-814011	73.2	86	1	1	1	1	0	0	0	4	1	1	0	0	2	0	0	0	1	0	1	0	0	2	0	0	0	0	8	0	
Geoffrey Harrison	Town	6274-00-897405	79	16	1	1	1	1	0	0	0	4	1	1	0	0	2	0	0	0	1	0	1	0	0	2	0	0	0	0	8	0	
Doriedale Farm LLC	Town	6274-00-940360	73.3	17	1	1	1	1	0	0	0	4	1	1	0	0	2	0	0	0	1	0	1	0	0	2	0	0	0	0	8	0	
Doriedale Farm LLC	Town	6274-00-980358	73.4	16	1	1	1	1	0	0	0	4	0	1	1	0	2	0	0	0	1	0	1	0	0	2	0	0	0	0	8	0	

Owner	Municipality	Parcel Tax ID	Parcel #	Acreage	Ag District 20	Operating Farm	Prime Soils	OSP Priority Ag	Aquifer Protection	DRINKING Water	Wellhead Protection	Total Ag & Water	State Wetland	Federal Wetland	Lake, Stream, Pond	OSP Priority Forest	Total Ecological Features	Ag Gateway	Trails	SCENIC CORRIDOR ONLY	Scenic Corridor Overlay Scenic Road	Comp Plan Scenic Road	OSP Scenic Road	Scenic District	Village contributing features	Total Scenic Features, Trails & Gateways	HISTORIC RESOURCES	StateFed Register	Total Historic Dist	Total Historic Values	Protected Farmland	Total Score
Group 3 - 3rd Highest Ag & Water Scores - Cont'd																																

Owner	Municipality	Parcel Tax ID	Parcel #	Acreage	Ag District 20	Operating Farm	Prime Soils	OSP Priority Ag	Aquifer Protection	DRINKING Water	Wellhead Protection	Total Ag & Water	State Wetland	Federal Wetland	Lake, Stream, Pond	OSP Priority Forest	Total Ecological Features	Ag Gateway	Trails	SCENIC CORRIDOR ONLY	Scenic Corridor Overlay Scenic Road	Comp Plan Scenic Road	OSP Scenic Road	Scenic District	Village contributing features	Total Scenic Features, Trails & Gateways	HISTORIC RESOURCES	StateFed Register	Total Historic Dist	Total Historic Values	Protected Farmland	Total Score	
Jonas Luis	Town	6372-00-313070	2	157	0	0	1	1	0	0	0	2	1	1	1	1	4	0	0	0	1	0	0	0	1	0	0	0	0	0	0	7	0
Landmark Prop of Suffolk	Town	6373-00-790095	20	85	0	0	1	1	0	0	0	2	1	1	1	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	
John Jay Chapman	Town	6172-00-560685	155	54	0	0	1	1	0	0	0	2	1	1	0	1	3	1	0	0	0	0	0	0	0	2	0	0	0	0	7	0	
Taylor, Dan	Town	6274-00-414155	88	32	0	0	1	1	0	0	0	2	1	1	1	0	3	0	0	0	1	0	0	0	2	0	0	0	0	0	7	0	
Christopher E Lamoreaux	Town	6374-00-346546	91	30	0	0	1	1	0	0	0	2	1	1	1	0	3	1	0	0	0	0	0	0	0	2	0	0	0	0	7	0	
David Podolsky	Town	6372-00-873980	21	13	0	0	1	1	0	0	0	2	1	0	1	1	3	0	1	0	0	0	0	0	0	1	0	0	0	0	6	0	
Raymond Lutz	Town	6373-00-478822	38	38	0	0	1	1	0	0	0	2	0	1	1	1	3	0	1	0	0	0	0	0	0	1	0	0	0	0	6	0	
Michael Horkan	Town	6373-00-790535	29	25	0	0	1	1	0	0	0	2	1	1	0	1	3	0	1	0	0	0	0	0	0	1	0	0	0	0	6	0	
Group Cicada	Town	6274-00-888673	96	40	0	0	1	1	0	0	0	2	1	1	1	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	
Johnson, Lester Scott	Town	6372-00-777858	24	16	0	0	1	1	0	0	0	2	0	1	1	1	3	0	1	0	0	0	0	0	0	0	0	0	0	0	5	0	
CHG&E Corp	Town	6274-00-397092	75.6	16	0	0	1	1	0	0	0	2	1	1	0	0	2	0	1	0	0	0	0	0	0	3	0	0	0	0	7	0	
CHG&E Corp	Town	6274-00-707154	75.3	16	0	0	1	1	0	0	0	2	0	1	1	0	2	0	1	0	0	0	0	0	0	1	0	0	0	0	5	0	
CHG&E Corp	Town	6274-00-831189	75.4	16	0	0	1	1	0	0	0	2	1	1	0	0	2	0	1	0	0	0	0	0	0	1	0	0	0	0	5	0	
Cokertown Rod & Gun	Town	6373-00-738435	28	5	0	0	1	1	0	0	0	2	0	1	0	1	2	0	1	0	0	0	0	0	0	1	0	0	0	0	5	0	
Donna Cahensli	Town	6373-00-748555	30	10	0	0	1	1	0	0	0	2	0	1	0	1	2	0	1	0	0	0	0	0	0	1	0	0	0	0	5	0	
Nicholas Hagicostas	Town	6275-00-457122	105	10	0	0	1	1	0	0	0	2	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Janna L McVey-Kelly	Town	6275-00-513245	103	17	1	0	1	0	0	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Tim Hourihan	Town	6372-00-457955	49	27	0	0	1	1	0	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Theresa Haney	Town	6372-00-990636	9	22	0	0	1	0	1	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Christopher Gilbert	Town	6373-00-218065	48	22	0	0	1	1	0	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Norman Grieg	Town	6374-00-027233	76	12	0	0	1	1	0	0	0	2	0	1	1	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	
Stephanie Brigitta	Town	6175-00-575470	134	28	0	1	1	0	0	0	0	2	0	0	1	0	1	1	0	0	1	0	1	1	1	1	1	1	1	2	9	0	
Joyce Riffenberg**	Town	6373-00-353834	39	20	0	0	1	1	0	0	0	2	0	0	1	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	6	1
Cesar Lascano	Town	6274-00-008453	142	78	0	0	1	1	0	0	0	2	1	0	0	0	1	0	0	0	1	0	1	0	0	2	0	0	0	0	5	0	
Loscalzo, James	Town	6274-00-400286	87	10	0	0	1	1	0	0	0	2	0	0	1	0	1	0	0	0	1	0	1	0	0	2	0	0	0	0	5	0	
Juan Muniz	Town	6274-00-860408	80	13	0	0	1	1	0	0	0	2	0	1	0	0	1	0	0	0	1	0	1	0	0	2	0	0	0	0	5	0	
Carlo Alessandro	Town	6374-00-110345	77	21	0	0	1	1	0	0	0	2	0	1	0	0	1	0	0	0	1	0	1	0	0	2	0	0	0	0	5	0	

Owner	Municipality	Parcel Tax ID	Parcel #	Acreage	Ag District 20	Operating Farm	Prime Soils	OSP Priority Ag	Aquifer Protection	DRINKING Water	Wellhead Protection	Total Ag & Water	State Wetland	Federal Wetland	Lake, Stream, Pond	OSP Priority Forest	Total Ecological Features	Ag Gateway	Trails	SCENIC CORRIDOR ONLY	Scenic Corridor Overlay Scenic Road	Comp Plan Scenic Road	OSP Scenic Road	Scenic District	Village contributing features	Total Scenic Features, Trails & Gateways	HISTORIC RESOURCES	StateFed Register	Total Historic Dist	Total Historic Values	Protected Farmland	Total Score
CHG&E Corp	Town	6274-00-960193	75.2	20	0	0	1	1	0	0	0	2	0	1	0	0	1	0	1	0	0	0	0	0	1	0	0	0	0	4	0	
Annmarie Vosburgh	Town	6171-00-871932	167	13	0	1	1	0	0	0	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Sean McLaughlin	Town	6274-00-188301	143	53	0	0	1	1	0	0	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Lester Scott Johnson	Town	6372-00-815910	23	10	0	0	1	1	0	0	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Donald Stickle	Town	6175-00-947184	112.2	18	0	1	1	0	0	1	1	4	0	0	0	0	0	0	0	0	0	0	1	0	1	1	3	0	0	0	7	0
CHG&E Corp	Town	????	75.5	1	0	0	1	1	0	0	0	2	0	0	0	0	0	0	1	0	1	0	1	0	1	3	0	0	0	0	5	0
Elvira Davis	Town	6174-00-833892	138	14	1	0	1	0	0	0	0	2	0	0	0	0	0	1	0	0	1	0	1	0	0	3	0	0	0	0	5	0
Elliot L Bristol III	Town	6174-00-905775	139	34	1	0	1	0	0	0	0	2	0	0	0	0	0	0	1	0	0	1	0	1	0	3	0	0	0	0	5	0
James Ellis	Town	6172-00-852490	152	13	0	0	1	1	0	0	0	2	0	0	0	0	0	0	1	0	1	0	0	0	0	2	0	0	0	0	4	0
Kathy Hammerling	Town	6174-00-900680	140	24	1	0	1	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	1	0	0	2	0	0	0	0	4	0
Gerard Hurley	Town	6274-00-103855	147	4	0	0	1	1	0	0	0	2	0	0	0	0	0	0	0	0	1	0	1	0	0	2	0	0	0	0	4	0

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Parcel ID	Address	Owner	Acreage	Tax Status	State and National Register	Nature Preserves Parks	Recreation	Marshes and Wetlands Scenic	Undeveloped Shoreline Aquifer Recharge	Wildlife Refuge	Unique Ecology	River	Forest	Greenbelt	Wellhead Protection	Cultural Resource	TOTAL
North South Gateways																	
6173-00-039461-0000		NY Central Lines LLC	80					1		1					1		4
6174-00-198406-0000		NYS	361			1	1	1	1		1	1	1	1	1		9
6174-00-310630-0000		NYS DEC	19			1	1	1	1		1	1		1	1		8
6174-00-545295-0000		NYS (PRIMARY)	432			1	1	1	1		1	1		1	1		8
6174-00-425708-0000	144 Kidd Ln (West)	Van Dijk, Michiel	5					1	1						1		3
6174-00-490586	199 Kidd Ln (north)	Blum, Joseph F	5.1					1	1						1		3
6174-00-528616	215 Kidd Ln (north)	Hager, Robert Edwards	5					1	1						1		3
6174-00-561664	Kidd Ln (north)	Cornillion, Arnaud	9.5					1	1						1		3
6174-00-585655	239 Kidd Ln (North)	Watson, Kendra	5					1	1						1		3
6174-00-600660	241 Kidd Ln (North)	Choinsky, Robert	5					1	1						1		3
6174-00-647650	263 Kidd Ln (North)	Krieger, Roma P	10					1	1						1		3
6174-00-755673	4967 Rte (G	D'Onofrio, Armando	54					1							1		2
6174-00-605549	244 Kidd Ln (South)	Card, Jeffrey	4					1							1		2
6174-00-635554	256 Kidd Ln (South)	Chapman, Isabel F	4					1							1		2
6174-00-665558	268 Kidd Ln (South)	Iorio, Frank	4					1							1		2
6174-00-700564	278 Kidd Ln (South)	De Bartolo, Santo	5					1							1		2
6174-00-735572	Kidd Ln (South)	De Bartolo, Santo	5					1							1		2
6174-00-771577	Kidd Ln (South)	Iorio, Marie	5					1							1		2
6174-00-817585*	Rte 9G	kudla, Phillip	6.7					1							1		2
6175-00-151549	Woods Rd Rear	NY Central Lines LLC	14					1							1		3
6175-00-202395	50 Hudson Blfs	Baright, Richard S	10					1					1	1	1		4
6175-00-242433	143 Woods Rd	Davis, Frances Dennie	23					1					1	1	1		4

Parcel ID	Address	Owner	Acreage	Tax Status	State and National Register	Nature Preserves Parks	Recreation	Marshes and Wetlands Scenic	Undeveloped Shoreline Aquifer Recharge	Wildlife Refuge	Unique Ecology	River	Forest	Greenbelt	Wellhead Protection	Cultural Resource	TOTAL
6175-00-270556	40 Davis Road	Teviot Property	63						1				1	1	1		4

6175-00-440500*	49 Sengstack Ln	Edgewood Club	40.9			1		1	1							1		1	4
6175-00-405631*	206 Woods Rd	Edgewood Club	44.4			1		1	1							1		1	4
6175-00-349404	18 Sengstack Ln	Edling, Hildegard	5.3						1							1		1	3
6175-00-321425	Sengstack Road	Davis, Frances Dennie	3.6						1							1		1	3
6175-00-651554*	151 Stony Brook Rd	Agra-Gate Farm LLC	124.8						1							1		1	3
6175-00-739369	5249 Rte 9G	Alcan, Herbert J.	29.95						1							1		1	3
6175-00-670384	46 Stony Brook	Sullivan, Dennis F	1.7						1							1		1	3
6175-00-688303	28 Stony Brook	Sweeney, Peter	25.92						1							1		1	3
6175-00-330478	Davis Ln	Teviot Property	5.66						1									1	2
6175-00-322387	136 Woods Road	Shorkey, Scott W	1.9						1									1	2
6175-00-378405	30 Sengstack Ln	Lankenau, John C	10						1									1	2
6175-00-441403	Sengstack Ln	Simmons, Howard	7						1									1	2
6175-00-478403	Sengstack Ln	Bump, Robert	6.4						1									1	2
6175-00-423348	Woods Rd Rear	Crowley, Julia	8						1									1	2
6175-00-529417	96 Sengstack Ln	Logan, Robin	3.4						1									1	2
6175-00-527385	116 Sengstack Ln	Chambers, James C	6						1									1	2
6175-00-575470	91 Sengstack Ln	Stephanis, Birgitta	28.3						1									1	2
6175-00-652439	45 Stony Brook Rd	Ljutich, John	26.3						1									1	2
6175-00-701429	61 Stony Brook Rd	Gruntler, Daniel	1.2						1									1	2
6175-00-860477*	151 Stony Brook Rd	Crane, James H.	11.34						1									1	2
6175-00-522335	124 North Rd	Matthews, Donna	4.6						1									1	2

Parcel ID	Address	Owner	Acreage	State and National Register	Nature Preserves	Parks	Recreation	NYS DEC Wetlands	Scenic	Undeveloped Shoreline	Aquifer Recharge	Wildlife Refuge	Unique Ecology	River	Forest	Greenbelt	Wellhead Protection	Cultural Resource	
Wetlands & Well Fields																			
6175-00-869119	Rte 9G	Village of Tivoli	2.01															1	1
6175-00-871145*	5170 Rte. 9g	Don & Claudia Stickles	13.07															1	1
6275-00-063076*	W. 185 Kerley Crnrs	Trezza, Albert R	114.5							1					1			1	3
6274-00-282976*	Rte 9G	Biezynski, Richard	100.1							1					1				2
6274-00-536936*	101 Freeborn Lane	Kenneth Migliorelli	16.91															1	1
6175-00-915346*	5246 Route 9G	Eric & Aviva Kafka	12.72							1					1				2
6175-00-980360	48 Lasher Road	Dan Slesinski	10							1					1				2
6175-00-955392	5262 Rte 9G	Richard Legendre	3.3							1					1				2
6175-00-975300	Rte 9G	Victoria Hanast	7.3							1					1				2
6275-00-071341*	76 Lasher Road	Arthur & Bea Cermola	20							1					1				2
6275-00-145255*	132 Lasher Road	Bettina Misek	43.7							1					1				2
6275-00-365158*	206 Lasher Rd	Jacqueline Jacobus	27.04							1									1
6275-00-420128*	234 Lasher Road	Pat & Dan Sepesi	18							1									1
6274-00-425898*	W. Kerley Corners Rd	Richard Biezynski	84.78							1					1				2

6174-01-342919	104-108 Broadway	Kaatsbaan Intl	99.6	exempt						1									1	1
National Registry	33 Kaatsbaan Rd																			
6175-18-427035		Village of Tivoli	0.87	exempt	1					1									1	2
Recreational Reso	Watts dePeyster Hall One Tivoli Commons, Tivoli NY																			0
6175-18-437013		Village of Tivoli - Easement with Kaatsbaan pending	1	exempt		1	1	1	1	1			1	1	1	1	1			10
6174-00-545295	1 Tivoli Commons-Tivoli Bays Trail	Tivoli Bays & Access	432.3	exempt		1	1	1	1	1			1	1	1	1	1			10
6175-18-413089	234 Kidd Lane	Memorial Park Village	3.6	exempt		1			1	1										4
6175-18-459087	6 Katherine Lane	Park/Utility	1.4	exempt		1			1	1	1									4
TAX ID NA	Village of Tivoli	Waterfront Park	2.34	exempt	1	1	1	1	1				1	1	1	1			1	11

Red Hook

Protected Parcel ID	Address	Owner	Acreege	State and National Register	Nature Preserves	Parks	Recreation	Marshes and Wetlands	Scenic	Aquifer Recharge	Undeveloped Shoreline	Wildlife Refuge	Unique Ecology	River	Forest	Greenbelt	Wellhead Protection	Cultural Resource	TOTAL	
Parks																				
6272-05-147763-0000	28-30 Bennetr Road	St Christopher RC Churr	5.792				1		1	1	1							1	1	6
6272-06-412960-0000	Park Avenue	Village of Red Hook	7.16				1		1	1	1							1		6
6272-06-494862-0000	North Broadway	Village of Red Hook	0.83				1		1		1									3
Historic Properties																				
6272-06-471776-0000	7550 No. Broadway	Arsam's Inc.	0.23	1								1							1	2
6272-10-395562-0000	7404-7426 S. Broadway	St.Pauls Lutheran Ch.	14.96	1								1							1	2
6272-06-272816-0000	75 West Market St.	Bethany Winham	4.73	1								1							1	2
6272-05-246812-0000	81 W. Market Street	Maynard Ham	0.41	1								1							1	2
6272-05-234813-0000	85 W Market Street	James Romano	0.889	1								1							1	2
6272-00-257211-0000	7260 S. Broadway	Town of Red Hook	1.76	1								1							1	2
6272-18-422039-0000	Linden Ave Rear	Gurland, Barry	0.93	1						1	1		1		1		1	1	1	8
6272-00-434083-0000	65 Willowbrook	Gurland, Barry	7.15	1						1	1		1		1		1	1	1	8
Pond Surrounds																				
6272-10-421656-0000	7460 S. Broadway	Roasted Garlic LLC	1.618						1		1	1	1		1					5
6272-10-406628-0000	5 Fisk Street	Jessica Hamilton	0.906						1		1	1	1		1					5
6272-10-413621-0000	11 Fisk Street	Phoebe Prentice	0.408						1		1	1	1		1					5
6272-10-431609-0000	19 Fisk Street	Patricia Schultz	1.8						1		1	1	1		1					5
6272-10-446619-0000	30 Elizabeth Street	RH VFW Post.7765	0.78						1		1	1	1		1					5
6272-10-445629-0000	26 Elizabeth Street	Rose Rider	0.85						1		1	1	1		1					5
6272-10-446641-0000	24 Elizabeth Street	Rose Rider	0.68						1		1	1	1		1					5
6272-20-448651-0000	20 Elizabeth Street	Betty Martin	0.49						1		1	1	1		1					5
Gateway/Greenbelt																				
South																				
6271-00-220920-0000	Albany Post Road	Annette Scarano	4.51															1		1
6271-00-180845-0000*	7115 Albany Post Rd	Darryl Mosher	10.01															1		1
6271-00-183965-0000*	Albany Post Road	Darryl Mosher	5.001															1		1
6271-00-073869-0000*	7099 Albany Post Rd	Darryl Mosher	37.4															1		1
6271-00-258794-0000	345 Metzger Rd	Catherine Toye	9.3															1		1
North West																				
6273-00-291016-0000	78 Linden Ave	Robert Rabin	6.43															1		1
6272-00-050950-0000*	1 Orchard Alley	John Hardeman	168						1	1					1			1		4
6272-00-144874-0000*	1 Rte 199	John Hardeman	4.5						1									1		2
6172-00-880670-0000	234 W. Market Street	LWALLIS LLC	164															1		1

Protected Parcel ID	Address	Owner	Acreege	State and National Register	Nature Preserves	Parks	Recreation	Marshes and Wetlands	Scenic	Aquifer Recharge	Undeveloped Shoreline	Wildlife Refuge	Unique Ecology	River	Forest	Greenbelt	Wellhead Protection	Cultural Resource	TOTAL	
West																				
6272-00-037624-0000*	60 Benner Road	Robert Fennel	15.26															1		1

Town of Red Hook
Community Preservation Project Plan

Appendix B – Stewardship and Monitoring Report

Appendix B

TOWN OF RED HOOK

Community Preservation Fund

Stewardship and Monitoring Plan

1. Stewardship: “The obligation to make sure that the conditions of the easement are upheld and to work in partnership with the landowner to maintain the value of the easement.”

2. The Monitoring Relationships:
 - The Town of Red Hook and the Land Trust that will serve as its agent with respect to monitoring the terms of the Easement will seek to work in partnership with the landowner to protect the value of the Easement consistent with achieving the protection of the easement at the least cost and inconvenience to the Town, the Land Trust and the landowner, recognizing that the understanding of “best management practice” may change over time.
 - The monitoring process shall be recognized as significant to the success of the Easement and its objectives.
 - The Town of Red Hook, plus potential other third parties as specified by the Conservation Easement, has the right to enforce the Conservation Easement. The hierarchy or exclusivity of this right will be established in the Easement.
 - Town will establish an agreement with a qualified Land Trust that establishes the monitoring process and defines responsibilities for ongoing monitoring.
 - The Town will contribute to the monitoring Land Trust a sum towards the Land Trust’s stewardship fund to help defray the cost of annual monitoring.
 - The monitoring Land Trust agrees to undertake a Baseline Data Report based on an inspection of the property prior to the signing of the Easement and to maintain all monitoring records required by any governmental authorities.
 - The monitoring Land Trust shall convey to the Town copies of all documents relating to monitoring of the Conservation Easement, including the baseline documentation and pre-inspection and post-inspection reports.

3. Funding Protocol
 - The Land Trust, in consultation with the Red Hook Town Community Preservation Fund Advisory Board determines the long-term stewardship and enforcement expenses.
 - The estimate of those expenses may be facilitated by the use of an estimation sheet for annual monitoring and management. A financial rate of return

assumption will be negotiated that translates the annual costs into a reserve fund subtotal. A legal defense reserve shall also be provided for.

4. Baseline Documentation Report:
 - The monitoring process begins with the establishment of a Baseline Documentation Report. No more than sixty (60) days prior to the purchase of the Easement, the Land Trust will inspect the property to ensure that it meets the requirements of the program and will prepare a Baseline Documentation Report to show the conditions of the Property at the time the Conservation Easement is executed. Should the baseline documentation be completed during a “leaf-on” period or a period of snow cover, the photographer will review and replace any photographs or other documentation compiled during the acquisition period that might indicate any obscured conservation values during the “leaf on” or snow cover periods.
 - Baseline Documentation Report requirements are detailed in Exhibit I attached.

5. Easement Monitoring
 - After purchase, the Property will be inspected on an annual basis, either by air or from the ground. If the annual inspection of a Conservation Easement is performed by air, a ground inspection of that Easement shall be performed at least every four (4) years and whenever a potential violation is found. In addition, the Property may be inspected upon receipt of a complaint alleging violation of the Conservation Easement. The inspectors will look for any changes in the land or use of land and any new structures.
 - An in-person site visit will be made by the Site Monitoring Team assigned to the Property. The team will be composed of representatives of the Town of Red Hook and the Land Trust. The minimum frequency for monitoring visits will be annually.
 - The Town of Red Hook Monitoring Team shall report annually to the Community Preservation Fund Advisory Board. The Board shall report at least annually to the Town; however, in the case of an alleged violation of the Conservation Easement, the Town shall be notified in writing within two (2) business days of its discovery.
 - The Town of Red Hook Monitoring Team should be comprised of appropriately qualified persons with priority given to members of the Conservation Advisory Committee, the Agricultural and Open Space Committee and other suitable groups.
 - The Monitoring Team members are encouraged to stay committed to a particular Team for a period of at least four years to provide good continuity to the monitoring effort. Terms should be staggered.
 - If any violations are found to exist, the Town and the Land Trust shall take appropriate enforcement action pursuant to the remedial provisions set forth in the Conservation Easement, and in accordance with the terms set forth herein.

- The Advisory Board recommends that the Dutchess County “Scope of Services” approach to monitoring be adopted for monitoring of Easements acquired with Community Preservation Fund funds. The techniques for monitoring under this template are detailed in Exhibit II of this document.
6. Landowner Relationships
- Landowner Contact – a good working relationship with the landowner is fundamental to a successful stewardship program
 - Build a spirit of cooperation, beginning before an Easement is signed
 - Explain the monitoring program, the Easement holder’s role in enforcement, and what the landowner can expect
 - Personally contact a new landowner any time land changes hands, even within the same family
 - Make sure a new owner understands the purposes and terms of the Easement and the monitoring program
 - Maintain personal contact with all landowners periodically, even if only undertaking aerial monitoring
7. Enforcement of Easements
- In the event of a violation of, or non-compliance with, the terms of the Easement, the Land Trust and/or the Town shall be notified in writing within two (2) business days of the discovery, but the information shall be kept confidential until the landowner is notified or for a period of 30 calendar days, whichever occurs first.
 - The Easement monitor shall make all reasonable attempts to notify the landowner or representative about the violation for a period of 30 calendar days.
 - The Land Trust will:
 - Try to resolve the problem through negotiation
 - Establish plan for restoration and set a deadline for compliance
 - Follow up all contacts in writing, via certified mail
 - Inspect restoration work and document compliance
 - Consult Town Attorney’s office and Town Supervisor if violation activity continues or if landowner refuses to cooperate with restoration plan.
8. Procedures for Correcting Violations of the Terms of the Conservation Easement:

In the event of an alleged violation of the terms of the Conservation Easement (including the Purpose section), the Town of Red Hook Town Board and/or Land Trust acting on behalf of the Grantees shall notify the property owner in writing within two (2) business days of the discovery of the alleged violation. A meeting between the property owner and/or any other parties responsible for the violation and the Town of Red Hook Agricultural and Open Space Preservation Board, the Town of Red Hook Town Board and/or Land Trust will be scheduled within one week to

discuss the alleged violation. The initial approach will be to resolve the problem through negotiation. If the problem cannot be resolved satisfactorily through negotiation, legal action may be taken by the Town and/or Land Trust. In the event that action is taken jointly, the Town and Land Trust shall share equally in the costs of same. In the event that the Town and Land Trust do not agree on the action to be taken, each shall document its position and provide it to the other. If agreement still cannot be reached within 30 days of delivery of said documentation, then either party may take such action as it deems necessary at its own expense. In such event, the party taking action shall indemnify and hold harmless the other from any costs, damages or liability related to said action including reasonable attorneys fees. In the event that costs of enforcement are recovered from the Property owner, these recovered costs shall be shared between the Town and Land Trust in proportion to their respective expenditures for said enforcement.

If the easement is amended at the request of the Town and only benefits the Town, the Town shall bear all transaction costs (transaction costs are defined as any staff or legal costs associated with drafting an amendment). If the easement is amended at the request of the Land Trust and only benefits the Land Trust, the Land Trust shall bear all transaction costs. If the easement is amended by either the Town or the Land Trust to the benefit of both, the Town and Land Trust shall equally share the transaction costs. If the easement is amended at the request of the Landowner, the Landowner shall reimburse the Town and Land Trust for reasonable costs incurred with respect to Landowner requests to amend the Conservation Easement.

Additionally, the Town or Land Trust may condition the approval of an amendment request upon payment to the Stewardship Endowment fund of an amount sufficient to offset any increased monitoring obligations created by the amendment. The Landowner shall be responsible for all costs exceeding the initial fee regardless of whether the Town or Land Trust approves the amendment.

Nothing herein is intended to affect the authority of municipalities or governmental agencies in the enforcement of statutes, rules, regulations or codes.

EXHIBIT I

BASELINE DOCUMENTATION REPORT REQUIREMENTS

The Baseline Documentation Report shall include the follow documents and photographs as appropriate:

- Location Map (GPS data)
- Topographic Map, Water Features Map and Soils Map
- Survey Map including boundaries, buildings and cultural features (e.g. stone walls and documented archaeological sites)
- Photo Location Map
- Ground Photos; Narratives
- Aerial Photograph
- Recorded Conservation Easement
- Conservation Plan
- Letter of Certificate filing

The baseline documentation photographer shall document conservation values and key features of the property. The following is a list of items to be photographed for Conservation Easement baseline documentation.

- Boundaries such as borders with public areas, other protected property, residences, roads, commercial activities, building envelopes, farmstead complexes, rural enterprise areas, and/or limited development areas.
- Improvements
 - Buildings, homes
 - Bridges
 - Barns, farm structures, sheds
 - Recreational structures (swimming pools, tennis courts, etc.)
 - Facades and other structural details (when appropriate)
- Reserved right areas such as building envelopes, limited development areas, farmstead complexes, homesteads
- Agricultural zones (cultivated areas, grazing areas, etc.)
- Roadways and Access
 - Parking lots
 - Driveways, farm roads, etc
 - Major access points to and through the property (roads, ATV paths, etc.)
- Scenic views of the property as viewed from: overlooks, particular roads, park(s), opposite shorelines, Hudson River, etc.
- Trails (kiosks, trail heads, trail junctions, etc.)
- Areas of stewardship/management concern, including preexisting conditions
 - Special use area
 - Major natural event affected areas (severe erosion, tree blow downs)
 - Tree removals
 - Debris piles or other major man-made eye sore.
- Resource Protection Areas or other Areas as designated in the Easement.

EXHIBIT II SCOPE OF MONITORING SERVICES

The Land Trust and/or the Town shall be notified upon change in ownership, and if a site visit is conducted, the Site Monitoring Team will be assigned to the inspection.

- General Approach – in-person site visit to property and/or fly-over by Land Trust staff to ensure compliance with the Easement
- Minimum Frequency for Monitoring Visits – Aerial monitoring annually, typically in late fall when the foliage is off. Additional ground monitoring of the property is to occur at least once every four years. Monitoring during hunting season will be avoided. If aerial monitoring is inappropriate or not feasible, ground monitoring must be more frequent.
- Procedures:
 - The Assessor shall notify the Community Preservation Fund Advisory Board of monthly property transfers.
 - Verify property ownership before monitoring to be aware of changes.
 - Contact landowner by certified letter, return receipt requested, at least thirty (30) days prior to the visit. Site visits may be done with the landowner or agent present, although it is not necessary for the landowner or agent to be present during the visit.
 - Review baseline file prior to visit, including easement agreement, easement summary, baseline documentation and photographs, existing condition report and previous monitoring records.
- ✓ Ground monitoring
 - Bring the following to the property visit:
 - Easement Summary
 - Copy of Easement
 - Camera, backup camera, handheld GPS unit, survey plan (or other detailed map), Baseline Documentation map showing site features (or topographic map with property boundaries drawn in)
 - Easement inspection form/monitoring log
 - Compass, (or GPS unit), measuring tape, measuring wheel or string, fluorescent flagging, bug repellent (in season), sturdy clothing, boots, blaze orange/red hat and/or vest jacket, whistle, pens/pencil, field notebook, scale, Swiss army knife, water bottle, etc.
 - Photo location map/baseline photos
 - Copy of baseline map to make notes on
 - Meet with landowner (upon request), review easement terms, and answer any questions.

- Inspect property:
 - Find and walk boundaries
 - Check any likely trouble spots
 - Check special conservation features, e.g. location of rare plants
 - Note any significant changes, natural or manmade
 - Photograph changes or trouble area and map photo locations on baseline copy
 - Fill out inspection form (can be done back at the office using notes taken in the field)
 - Identify problems that need follow-up
- ✓ Aerial Monitoring
 - Aerial monitoring shall be performed by Land Trust staff members who know the property and can interpret the property from the air
 - Prepare flight plan
 - Bring
 - Easement Summary
 - Camera, back up camera
 - Baseline Documentation map showing features (or topographic map of aerial photograph with property boundaries drawn in)
 - Notebook, pens/pencils
 - Note any changes/questionable areas and take photographs
 - Follow up questionable areas with on-the-ground inspection
- ✓ Post-Inspection Record Keeping
 - The Land Trust shall send the Town copies of all documents relating to the pre-inspection and post-inspection reports.
 - Fill out inspection form, sign and date it
 - Key new photos to map using field notes and map; label and file photographs in baseline file
 - Send landowner letter summarizing findings
 - Send County and Town letter summarizing findings
 - Store monitoring records safely together. Archive originals with original Baseline Documentation report and keep at least one copy in the office for reference.

Town of Red Hook
Community Preservation Project Plan

Appendix C – Parcel Selection Worksheets
(see the separately bound Appendix C, on file at the
Town Clerk's Office)