

TOWN OF RED HOOK
COMPREHENSIVE PLAN AMENDMENTS

The third full paragraph on page 20 of the Town of Red Hook Comprehensive Plan (or "Master Plan"), which begins "To reflect the established development pattern," is hereby revised through the addition of the following sentence at the end of the paragraph:

For lands within the Conservation/Rural Development area which are suitable for agriculture (as determined by a land evaluation assessment consistent with rating systems developed by the USDA and other recognized organizations), these densities should be lowered for the purposes of conserving irreplaceable agricultural land resources and prime and important agricultural soils for this and future generations, and to minimize conflicts between agricultural and incompatible non-agricultural uses, as discussed in the Statement of Land Use and Development Policy, Section 3.i, and Section 5.

The second full paragraph under the heading "Residential Use" on page 21, which begins "Opportunities should be encouraged," is hereby revised by deleting the second, third and fourth sentences of said paragraph and substituting in lieu thereof the following new sentences:

Preferred density is one dwelling per 1 to 1.5 acres. In order to support and expand the emerging commercial center in the area south of the Village of Red Hook, and to encourage the development of municipal or municipally-approved central water and sewer facilities as discussed in the Statement of Land Use and Development Policy, Section 7. d, lands located within a ¼ to ½ mile radius of the Old Farm Road / US Route 9 intersection should be identified as a "receiving area" for the transfer of building potential from agricultural lands in the Town. An increase in density, consistent with village-scale development, should be allowed in this area through the use of incentive zoning whereby a developer is allowed adjustments to the permissible building potential in exchange for providing the community benefit of preserving agricultural lands in other areas of the Town.