

## Town of Red Hook: Guide to Proposed Subdivision Amendments

Article	Section	Existing 1994 Subdivision Law	Proposed Subdivision Law
<b>I</b>		<b>Planning Board</b>	<b>Planning Board</b>
	120-1	Planning Board empowered to approve plats	Planning Board empowered to approve plats – Updated to reflect adoption of Subdivision Law
<b>II</b>		<b>General Provisions</b>	<b>General Provisions</b>
	120-2	Policy; objectives	Policy; objectives
	120-2.1	Purpose	Purpose – Adds reference to purposes for conservation subdivision
	120-2.2		Adds Section 120-2.2 noting that conservation subdivisions shall meet the supplemental procedures and requirements set forth in this chapter
<b>III</b>		<b>Terminology</b>	<b>Terminology</b>
	120-3	Definitions	Definitions – Adds new definitions related to conservation subdivision, to reflect proposed changes to the Zoning Law, and for consistency with SEQR; amends definition of “driveway” and “private street.”
<b>IV</b>		<b>Approval Procedure</b>	<b>Approval Procedure</b>
	120-4	Approval required	Approval required – Adds subsection on application fees to replace details on application fees which appear in Sections 120-7 and 120-8, and which are now deleted
	120-5	Preapplication conference	Preapplication procedure – Adds submission of a resource analysis map for major subdivisions based on Dutchess County Planning’s Model Subdivision Regulations, the purpose of which is to assist applicants and the Planning Board to design a subdivision around a site’s features, and fit new development into the landscape, as recommended by the Greenway Guides
	120-6	Sketch plat	Sketch plat
	120-7	Minor subdivisions	Minor subdivision – Updates time frame for public hearing and expiration of approval consistent with NYS Town Law, and adds SEQR timeframes
	120-8	Preliminary plat for major subdivisions	Preliminary plat for major subdivisions – Updates time frame for public hearing consistent with NYS Town Law, and adds SEQR timeframes

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	120-9	Final plat for major subdivisions	Final plat for major subdivisions – Updates time frame for public hearing and expiration of approval consistent with NYS Town Law
	120-10	Building permits; certificates of occupancy	Building permits; certificates of occupancy
<b>V</b>		<b>Major Subdivisions</b>	<b>Major Subdivisions</b>
	120-11	Compliance required	Compliance required
	120-12	Required improvements	Required improvements
	120-13	Performance guaranties	Performance guaranties
	120-14	Maintenance bonds	Maintenance bonds
	120-15	General liability insurance	General liability insurance
	120-16	Franchise utilities	Franchise utilities
<b>VI</b>		<b>Design Standards</b>	<b>Design Standards</b>
	120-17	Compliance required	Compliance required – Adds reference to new section 200-18.1 (design standards for conservation subdivision)
	120-18	Design Standards	Design Standards – Amends inconsistent references to the number of permitted dwellings on a cul-de-sac; amends permitted length of cul-de-sacs and design of turnaround; updates lot dimensions reference; includes standards for septic systems that cannot be installed subsurface
	120-18.1		Adds Section 120-18.1 with supplemental design standards for open space, house lots, streets and driveways in a conservation subdivision
<b>VII</b>		<b>Submission Requirements</b>	<b>Submission Requirements</b>
	120-19	Compliance required	Compliance required
	120-19.1		Adds Section 120-19.1 outlining information to be included on the resource analysis map – an aerial map with information on natural and built features from various readily available sources
	120-20	Minor subdivision plat	Minor subdivision plat
	120-21	Sketch plat for major subdivision	Sketch plat for major subdivision
	120-21.1		Adds Section 120-21.1 which explains the supplemental sketch plat requirements for conservation subdivision, including the procedures for determining the permitted number of lots
	120-22	Preliminary plat for major subdivisions	Preliminary plat for major subdivisions – Amended for consistency with the resource analysis map

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	120-22.1		Adds Section 120-22.1 which includes the illustrated four-step design process for a conservation subdivision
	120-23	Final plat for major subdivisions	Final plat for major subdivisions
<b>VIII</b>		<b>Residential Cluster Subdivisions</b>	<b>Reserved</b>
	120-24	Purpose; modification procedure	This section deleted
<b>IX</b>		<b>Conservation Density Subdivisions</b>	<b>Conservation Density Subdivisions</b> - Renames as "Open Space Density Subdivisions" to avoid confusion with "Conservation Subdivisions"
	120-25	Standards; procedures	Standards; procedures
<b>X</b>		<b>Modifications of Standards</b>	<b>Modifications of Standards</b>
	120-26	Waiver of specific improvements	Waiver of specific improvements
	120-27	Modification of specific requirements	Modification of specific requirements
	120-28	Review of decisions	Review of decisions
<b>XI</b>		<b>Enforcement</b>	<b>Enforcement</b>
	120-28.1	Extension of guilt	Extension of guilt
	120-28.2	Penalties for offenses	Penalties for offenses
	120-28.3	Enforcement	Enforcement
<b>XII</b>		<b>Administration</b>	<b>Administration</b>
	120-29	Authorization	Authorization
	120-30	Revision of approved plat	Revision of approved plat
	120-31	Construal of provisions	Construal of provisions
	120-32	Amendments	Amendments
	120-33	Severability	Severability