

Town of Red Hook Siting Guidelines

Development should be sited to harmonize with the natural landscape. This is true for houses that are part of a large residential subdivision and for individual homes developed on single lots. The defining principle is to work around the site's natural features. Situating a home in a highly visible location, such as the middle of an open field or the crest of a hill, intrudes on the rural landscape and detracts from scenic views. Ideally, buildings should be placed on the edges of fields, next to woods, or on the slopes of ridges and hills.

*The following sketches from the Dutchess Land Conservancy's guidebook **Planning and Siting Your House**¹ illustrate some of the benefits of the preferred locations for siting buildings. These siting guidelines are consistent with the recommendations of the **Greenway Guides** to fit development into the landscape.*

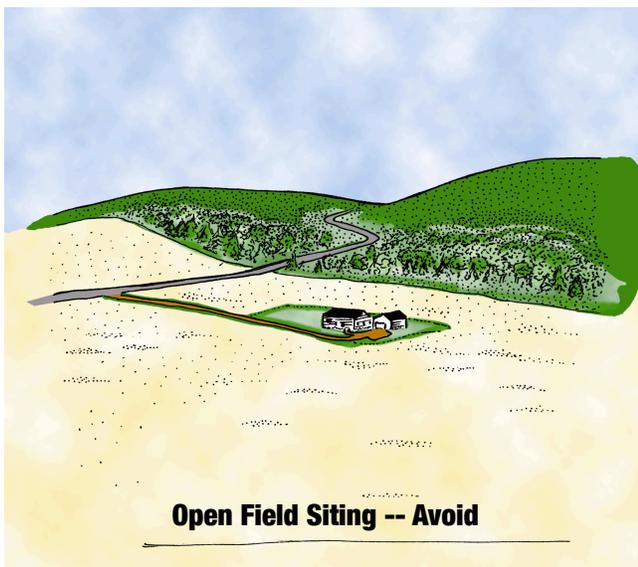
Prepared for the Town of Red Hook Town Board

Sue T. Crane, Town Supervisor
Harry Colgan, Councilman
Robert McKeon, Councilman
James Ross, Councilman
Micki Strawinski, Councilwoman

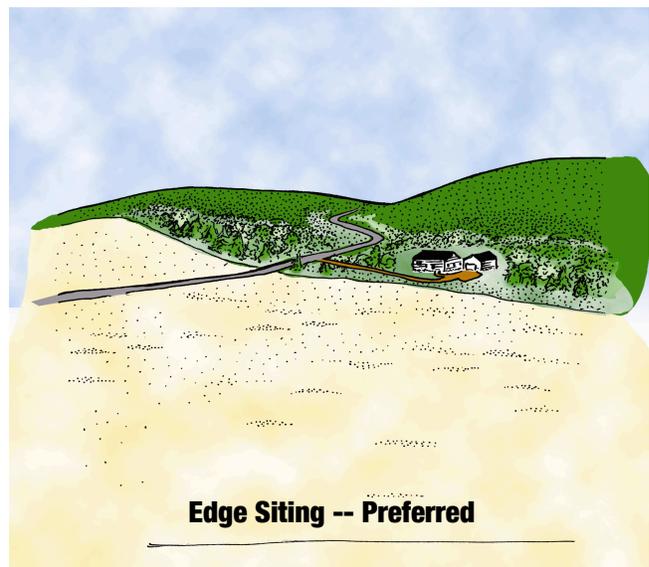
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1. Siting Single Family Homes Near Open Fields



- Protection from wind and sun is lost.
- No privacy; expensive landscaping required.
- Picturesque views of landscape are lost.
- Agricultural land is permanently lost.



- Existing trees shelter house from wind and sun.
- The house and yard have greater privacy.
- Views of landscape are retained.
- Fields can still be farmed.

2. Siting Single Family Homes On Hills

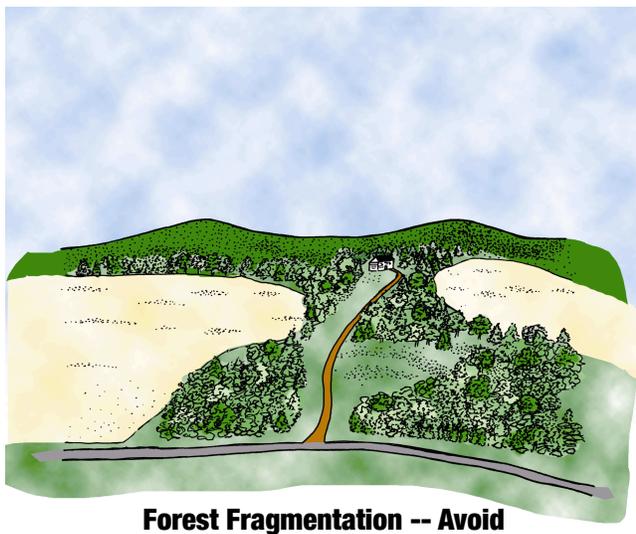


- Exposure to winter wind and strong summer sun.
- Building protrudes above the crestline and disrupts scenic vista.
- Costly, deeper well may be required.
- Longer, more expensive driveway required. (In winter this driveway may be too icy to use.)
- Expensive grading and potential soil erosion.

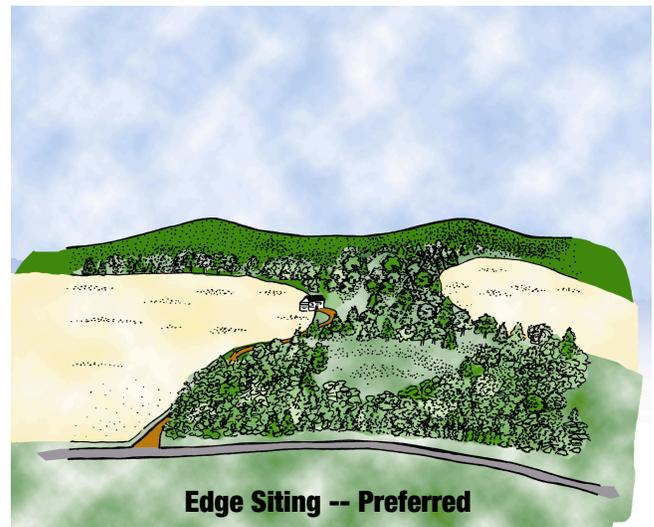


- Shelter from wind and sun.
- Scenic view of crestline is preserved.
- Less costly to develop.
- Easier access.

3. Siting Single Family Homes In Forested Areas



- Important wildlife habitat is disrupted.
- More site work, incurring additional costs, is required to clear trees for house and driveway.
- Homeowner's privacy is lost.
- Scenic viewshed from roadway is impaired.



- Important habitats are preserved, resulting in more wildlife.
- Existing vegetation provides low maintenance, less costly landscaping.
- Existing trees provide privacy.
- Viewshed from road is preserved.