



Community Preservation

Plan UPDATE

Town of Red Hook
Villages of Red Hook & Tivoli

Red Hook Town Board | Red Hook, NY
Adopted June 9, 2016

Acknowledgements

This 2016 Community Preservation Plan Update was prepared by the Town Board of the Town of Red Hook, based upon the advice and recommendations of the Red Hook Community Preservation Fund Advisory Board. The Advisory Board included a cross section of community leaders from the Town and its two Villages, Red Hook and Tivoli. The Plan is based upon the original 2011 planning process that led to creation of the first Community Preservation Plan and Community Preservation Fund. The Fund was authorized by New York State Law and revenues collected and deposited into the Fund may only be expended based upon the Plan. The State Law that authorized the Fund requires that the Plan be updated not less than once each five years.

The Advisory Board received assistance from Robert Wills, Senior GIS Project Coordinator for the Dutchess County Department of Planning and Development. Mr. Wills integrated data on thousands of parcels in the Town and skillfully created the Community Preservation Plan Update maps. Laura Heady, Conservation and Land Use Coordinator for the Hudson River Estuary Program of the NYS Department of Environmental Conservation and Cornell University. Susan Ezrati and Mary Ann Johnson, Advisory Board members, collated reams of data on Town parcels, potentially eligible for use of the Fund.

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Town of Red Hook

Community Preservation Project Plan | 2016 Update

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 11,298 in 2014². Within the Town are two villages, 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, historic farmhouses, forests, wetlands and dispersed residential subdivisions. 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 is of great economic importance to the community, with one-third of the Town’s land area devoted to farming. The Town’s innovative farmers continue a tradition that dates back centuries, but are challenged by economics and a steady competition for use of their lands 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. New ventures including specialty crops, organic farms and wineries, breweries and distilleries have been established in the past decade. Red Hook’s Apple Blossom Day is a spring festival held each year. A winter farmers market in the Village of Red Hook 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

¹ This is equivalent to about 24,896 acres.

² Town data includes the two villages.

and enhance the quality of life," "maintain and protect rural character," and the "continuation and diversification of agriculture."

For the past twenty-five 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 environmental resources. These plans, however, have never fully realized the Town's goals of preserving the full array of extraordinary natural diversity and unique quality of life, which sets Red Hook apart from many 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 allowed 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 supplements the Town of Red Hook Farmland Protection Program, 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. 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 \$2.2 million has been invested in the program but use of additional funds are subject to reauthorization of the balance of funds remaining.

Following the local referendum noted above, 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 was also authorized to accept gifts. Interest accrued by monies deposited in the Fund were required to be credited to the Fund and no monies deposited in the Fund could be transferred to any other fund or account.

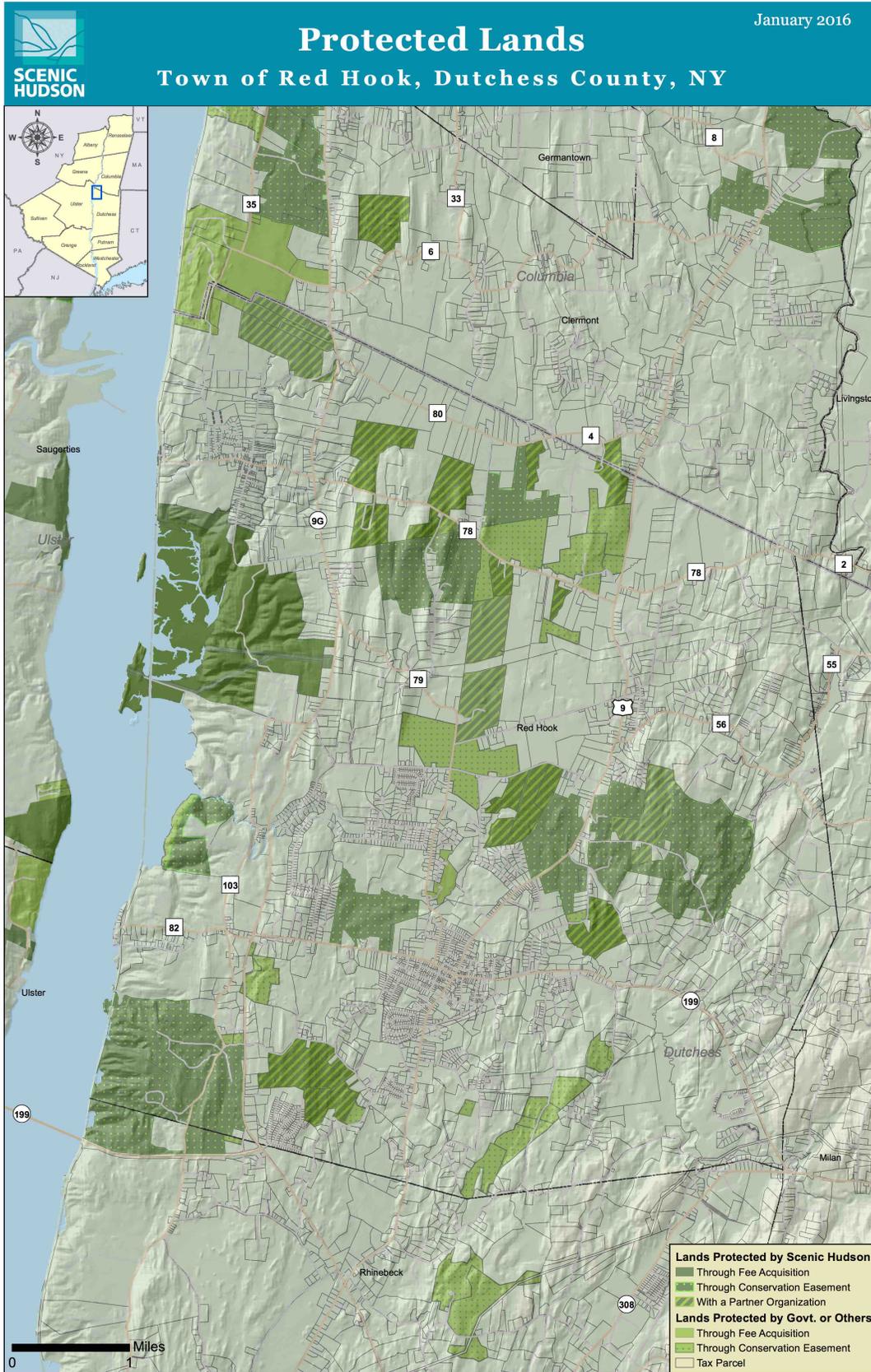
³ See Bond Resolution (Resolution 2003 #16) dated July 8, 2003.

To date, 2,762 acres have been preserved by the Town through purchase of development rights on the farms and open spaces identified in Table 1.1 below. There is a total of 5,687 acres of privately-owned land in Red Hook (and its two villages) that is protected through a conservation easement or owned outright by a conservation organization, which includes the previously noted 2,762 acres preserved by the Town. Scenic Hudson Land Trust (SHLT), Dutchess Land Conservancy (DLC), and Winnakee Land Trust (WLT) have been partners in the efforts 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. Protected lands are also identified in the map found on the following page, prepared by Scenic Hudson, and may include properties protected by government agencies and/or through Fee Acquisition.

Table 1.1 Town of Red Hook Protected Farms

Parcel Number	Group	Acreage	Owner	Tax ID
7	Group 1	63.0	Robertson Farms LLC	6273-00-901207
16	Group 2	228.0	Migliorelli Family LLC The	6273-00-441702
17	Group 2	68.0	Cookingham*	6273-00-557128
21	Group 2	142.0	Anthony Tripi*	6273-00-905456
32	Group 2	139.0	McKeon	6373-00-330435-0000
40	Group 3	162.0	Robert McKeon*	6373-00-500340-0000
44	Group 3	161.0	Historic Hudson Valley*	6173-00-520145-0000
45	Group 3	33.0	Hapeman	6175-00-608687
46	Group 3	125.0	Agra-Gate Farm LLC*	6175-00-651554
47	Group 3	10.0	Hapeman	6175-00-820625
53	Group 3	168.0	John R. Hardeman*	6272-00-050950
56	Group 3	4.0	Salvatore - Migliorelli*	6273-00-468870
59	Group 3	90.0	Kenneth Migliorelli*	6274-00-175624
60	Group 3	91.0	Kenneth Migliorelli*	6274-00-249450
63	Group 3	17.0	Kenneth Migliorelli*	6274-00-536936
66	Group 3	106.0	Salvatore - Migliorelli*	6274-00-585275
67	Group 3	114.0	Heermance Farm LLC	6274-00-662640

Parcel Number	Group	Acreage	Owner	Tax ID
69	Group 3	134.0	Rocco Migliorelli*	6274-00-696839
74	Group 3	108.0	Robert Grieg	6274-00-980090
84	Group 3	16.0	Maruhashi	6372-00-340819
90	Group 3	20.0	Robert McKeon*	6373-00-385077
91	Group 3	29.0	Robert McKeon*	6373-00-425218
92	Group 3	87.0	Mead Orchards LLC*	6374-00-024621
94	Group 3	82.0	Mead Orchards LLC*	6374-00-145750
113	Group 4	34.0	Mc Giver	6175-00-682703
121	Group 4	82.0	Lili T. Taylor*	6274-00-491541
123	Group 4	11.0	Kenneth Migliorelli*	6274-00-664934
124	Group 4	7.0	Kenneth Migliorelli*	6274-00-780870
126	Group 4	5.0	Kenneth Migliorelli*	6274-00-875763
135	Group 4	15.0	Cotter-Forbes	6372-00-962753
140	Group 4	25.0	Robert McKeon*	6373-00-452068
142	Group 4	19.0	Robert McKeon*	6373-00-534040
144	Group 4	30.0	Thetford	6373-00-630756
145	Group 4	6.0	McKeon	6373-00-640004
146	Group 4	127.0	McKeon	6373-00-674240
148	Group 4	15.0	Robert McKeon*	6373-00-729174
172	Group 5	29.0	Kenneth Migliorelli*	6274-00-425615
188	Group 5	20.0	Gillette	6373-00-353834
200	Group 6	13.0	NYS Clermont St Park*	6175-00-347707
201	Group 6	40.0	Edgewood Club of Tivoli*	6175-00-405631
202	Group 6	21.0	NYS Clermont St Park*	6175-00-425772
203	Group 6	41.0	Edgewood Club of Tivoli*	6175-00-440500
216	Group 6	25.0	Schreiber, Stephen B**	6372-00-874024
Total		2762.0		



The commitment of the Town of Red Hook towards protection of its 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 areas 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 SEQR 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 2016 Update to the 2011 Community Preservation Project Plan (CPPP). The 2016 CPPP Update builds upon the 1990 *Comprehensive Plan*, the 1998 *Trails Feasibility Study*, the 2000 *Open Space Plan*, the 2014 *Planning for Resilient, Connected Natural Areas and Habitats*, 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 2016 CPPP Update 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 2016 CPPP Update establishes the priorities for preservation and includes the preservation of farmland, streams, trails, public water supply sources, biodiversity areas, and the Hudson Riverfront as its highest priorities. The 2016 CPPP's focus also involves 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 of lands of exceptional scenic value;
 - e. Preservation of freshwater wetlands;
 - f. Preservation of aquifer recharge areas;
 - g. Preservation of undeveloped shoreline;
 - h. Preservation of lands that contribute to landscape connectivity;
 - i. 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;
 - j. Preservation of unique or threatened ecological areas;
 - k. Preservation of rivers or river areas in natural, free-flowing condition;
 - l. Preservation of forested land;
 - m. Preservation of public access to lands for public use, including stream rights and waterways;
 - n. 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
 - o. Undertaking any of the aforementioned in furtherance of the establishment of a greenbelt.

C. COMMUNITY PRESERVATION PROJECT PLAN SUMMARY

The 2016 CPPP Update 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 seven target areas have been identified and mapped for the Community Preservation Plan 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 including Identified Aquifer Areas, Designated Sources of Drinking Water, and 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
- 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
- *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
- Proposed Town of Red Hook Historic Resources

5. Unique Village or Village Enhancing Areas:

- Parks
- Nature Preserves
- Recreation Areas

- Aquifer Recharge
- Undeveloped Shoreline
- Wildlife Refuges
- Unique Ecology
- Hudson River
- Urban Forest
- Greenbelt
- Wellhead Protection
- Other Cultural Resource

6. Significant Biodiversity Areas:

- Large Forest Patches (> 200 acres)
- Areas of Known Importance for Rare Animals (NY Natural Heritage Program)
- High Priority Habitat Integrity Linkages
- Low Priority Habitat Integrity Linkages

7. Hudson Riverfront Lands

- Parcels fronting the Hudson River
- Parcels within the Town of Red Hook Waterfront Conservation Zoning District

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 seven of the target areas and, as a result, will score higher points in the Plan when more than one target area feature is present.

1. 9,135.8 acres of Agricultural Lands and Water Protection Areas
2. 8,012.0 acres of Ecologically Significant Areas
3. 7,213.6 acres of Scenic Features, Trails and Gateways
4. 5,075.1 acres of Historic Values Lands
5. 225.1 acres of Unique Village or Village Enhancing Areas
6. 20,344.2 acres of Significant Biodiversity Areas
7. 8,995.4 acres of Hudson Riverfront Areas

Part II and Appendix A of the 2016 CPPP Update 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*, *Centers and Greenspaces Plan*, *Open Space Plan*, the *2016 Proposed Red Hook Trail Plan*, and *Planning for Resilient, Connected Natural Areas and Habitats: A Conservation Framework*

- ❑ Inventory of agricultural land resources completed as part of the Town's Farmland Preservation Strategy
- ❑ 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 seven target areas and the priority projects and parcels form a comprehensive system of open space and greenways that, if preserved using the Community Preservation Fund in combination with other land use alternatives, will ensure the short and long range protection of Red Hook's

rural, natural, 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 21 classes of land use alternatives intended to protect community character as outlined by Table 3.3. The majority of the land use alternatives are identified by corresponding sections of the Town Code such as Section 143-33, Conservation Subdivision. 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 3.3, 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 3.3, Section 3 to not only protect community character but to ensure that Red Hook's rural, natural, and agricultural environment and economy will be sustained.

Town of Red Hook Community Preservation Project Plan

PART 2. COMMUNITY PRESERVATION TARGET AREAS, PROJECTS, PARCELS AND PRIORITIES

A. INTRODUCTION

The 2016 Community Preservation Project Plan Update presented here is one that is consistent with Red Hook's own conservation efforts, which have been in effect for more than two and a half decades. In the Town's 1990 Comprehensive Plan, 1998 Trails Feasibility Study, 2000 Open Space Plan, 2014 Planning for Resilient, Connected Natural Areas and Habitats, and 2016 Red Hook Trails Plan, Red Hook identified conservation areas of critical concern Townwide. Throughout the multi-year planning process, a desire to protect open space, farmland, natural resources, biodiversity, wellheads, access to waterways, 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 (aka Purchase of Development Rights or PDR program) and the initiative to implement a Community Preservation Fund (CPF). 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 \$4.2 million in Town dollars have thus far been invested in the purchase of development rights to conserve agricultural lands. These include \$2.2 million from the PDR program and \$2 million from the CPF program. An additional \$13 million in other funds from Federal, State, County and private sources has either been leveraged by the Town funds or supplemented them, as a result of the Town's commitment to protecting open space.

The protection of open lands will remain a top priority to Red Hook, as its residents have time and time again voiced their desire that agricultural lands, natural and cultural/historic resources 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 lands, 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 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:

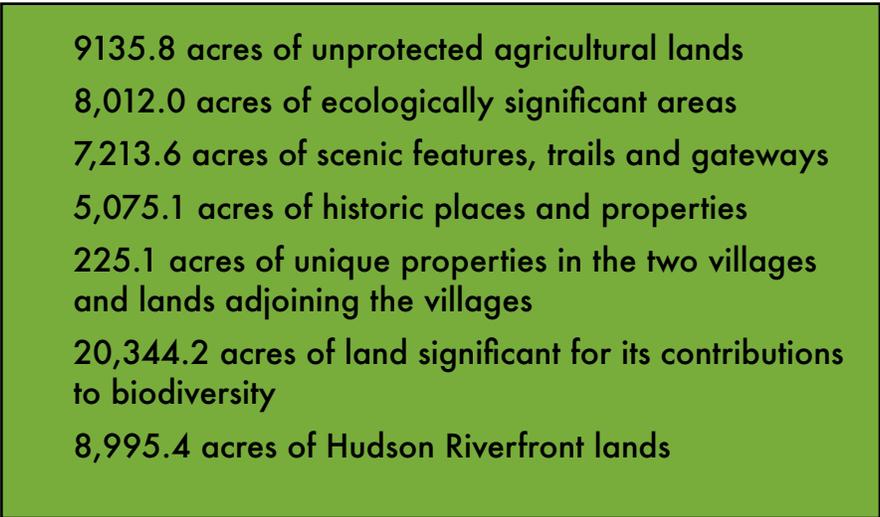
- a. Preservation of open space;
- b. Establishment of parks, nature preserves, or recreational areas;
- c. Preservation of land which is predominantly viable agricultural land, as defined in Subdivision 7 of § 301 of the Agriculture and Markets Law, or unique and irreplaceable agricultural land, as 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 marshes⁴ 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 (including those lands that contribute to landscape connectivity);
- 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

⁴ The reference to "saltwater marshes" was contained in the original State enabling legislation (i.e. Section 64-h.4). However, there are no saltwater marshes along the Hudson River in Red Hook.

- 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 this 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, zoning, 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. Please note that many parcels have multiple attributes and consequently, some parcels have been listed multiple times depending upon the attribute.

Summary of Target Area Acreage:



9135.8 acres of unprotected agricultural lands
8,012.0 acres of ecologically significant areas
7,213.6 acres of scenic features, trails and gateways
5,075.1 acres of historic places and properties
225.1 acres of unique properties in the two villages and lands adjoining the villages
20,344.2 acres of land significant for its contributions to biodiversity
8,995.4 acres of Hudson Riverfront lands

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 as well as the New York State Department of Environmental Conservation's Hudson River Estuary Program in conjunction with Cornell University.

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 ecological importance identified by the New York Natural Heritage Program, Cornell University, Hudsonia, Ltd, and others; 8) Town property type/tax assessment codes; and 9) Habitat Integrity Linkages identified through the "Integrity-Based Forest Connectivity Modeling at Regional and Local Scales in the Hudson River Estuary Watershed."⁵

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 for the 2011 CPP 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. Additional priorities for the 2016 CPP Update include the following:

1. Water/wetland/forest related parcels that:
 - a. Contribute to connectivity and biodiversity
 - b. Border the White Clay Kill (aka Stony Creek)
 - c. Border the Saw Kill
2. Hudson River Access parcels that:
 - a. Are located along the River
3. Trail Related Parcels that:
 - a. Have been proposed in the 2016 Red Hook Trails Plan

⁵ Martin, J.M., S.C. Beyeler, and P.J. Sullivan. 2014. Integrity-based Forest Connectivity Modeling at Regional and Local Scales in the Hudson River Estuary Watershed. New York State Department of Environmental Conservation - Hudson River Estuary Program. Department of Natural Resources, Cornell University, Ithaca, NY

4. Village Wellhead Protection Parcels

- a. Properties within 200 feet of the Village of Red Hook's existing and prospective groundwater wells**
- b. Properties within 200 feet of the Village of Tivoli's existing and prospective groundwater wells**

Together, all categories included in the CPP Update are as follows:

Parcels within Agricultural District 20

Operating Farms

Parcels with Prime Agricultural Soils

Open Space Plan Priority Agricultural Parcels

Parcels within Aquifer Protection Areas

Drinking Water

Wellhead Protection

State Wetlands

Federal Wetlands

Parcels with Lakes, Streams, and Ponds

Open Space Plan Priority Forest Lands

Agricultural Gateway Parcels

Trails

Scenic Corridors

Scenic Corridor Overlay Scenic Roads

Comprehensive Plan Identified Scenic Roads

Open Space Plan Scenic Roads

New York State Scenic District

Village Contributing Historic Features

State and/or Federal Historic Register Parcels

State and/or Federal Historic Register District Parcels

Protected Farmland

Large Forest Patches (> 200 acres)

Areas of Known Importance for Rare Animals

High Priority Habitat Integrity Linkages

Low Priority Habitat Integrity Linkages

High Conservation Value Habitat Linkages

**Low Conservation Value Habitat Linkages
Town Waterfront Conservation Zoning District
Hudson Riverfront Lands**

Preserving the Villages is important to preserving the community as a whole. Therefore, the CPF Advisory Board continues to recommend that the Town and the villages enter into an 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. Projects receiving funding under the initial 10% Village allocation are not limited to projects located within the Village boundaries but may include projects that benefit the Village, such as protection of water supply, enhancement of gateway areas, and other projects described under "Village of Red Hook Rankings" and "Village of Tivoli Rankings." 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 villages. 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 identify parcels that have natural, agricultural, historic, recreational, and/or other important community benefits;

3. To present the parcels in an organized 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.

Seven 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 data. Each parcel was assigned a "1" for the presence of the attribute on a parcel or a "0" for the absence of an attribute on the parcel by parcel assessment shown in Appendix B. There were 220 parcels in the 2011 CPP and each parcel had been assigned a point for an attribute in the parcel by parcel assessment shown in Appendix B. The most important category in the 2011 CPP 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 then ranked first by the total of these scores, then by the other features. Group 1 parcels had the highest agriculture and water protection features at 6 points, Group 2 parcels had 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.

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

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 - 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 2016 Community Preservation Plan Update now includes a total of 1,239 parcels. The new attributes that substantially expanded the list of eligibility include the presence of either High Priority Habitat Integrity Linkages, as identified in the "Integrity-Based Forest Connectivity Modeling at Regional and Local Scales in the Hudson River Estuary Watershed" report and/or the presence of the parcel along the Town's Hudson Riverfront or within the Town of Red Hook Waterfront Conservation Zoning District.

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.

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.

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. The original As a departure from the 2011 CPP, no attempt was made to rank the parcels. Rather, the cataloguing process identified the range of attributes that would be worthy of meeting the multiple preservation goals of the CPP, while reserving the actual assessment of parcels to be made at such time as a proposed inclusion is presented to the Town for funding.

In this way, all attributes possess similar values and are treated equally on a case by case basis, depending upon the availability of funds. In contrast with the 2011 CPP, no one attribute would drive use of the funds. This approach differs from the Agriculture-related priority given in the 2011 Plan (i.e. Operating farms, New York State Agriculture District #20 designation, Prime Farmland soils, *Open Space Plan*-designated priority Agricultural lands), because as a result of the program’s success at the five year mark, some of the most important farms have been protected by farmers that wished to participate in the Fund.

VILLAGE OF RED HOOK PARCELS

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
- Trails

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 2,730 people through 853 service connections, eight wells, located off Firehouse Lane and consisting of both bedrock and gravel wells, and provides an average of 236,365 gallons per day of potable water (2015). Three additional wells, located east of the Village, and a test well/potential supply

wells at Abraham's Park, are available to provide water supply for new infill development and a proposed Traditional Neighborhood Residential District in the northern section of the Village. The additional supply capacity will also be available for the Traditional Neighborhood District located in the Town of Red Hook south of the Village.

The Village is currently improving its existing drinking water distribution and storage system with a three-phased improvement project. The replacement of existing meters with radio-read meters have been installed at all Village water customer locations that were included in Phase I. New controls and a generator at the Firehouse Lane Wellfields have also been installed. Phase II includes replacing existing water mains, fire hydrant service line connections, and control valves in the southwest quadrant of the Village. A new ground-mounted storage tank at the Firehouse Lane Wellfields is also included in this phase. With the completion of Phases I and II, Phase III will include the replacement of mains, connections, valves and fire hydrants for the remaining sections of the Village.

Low-interest loans and grants from USDA-Rural Development and the NYS Environmental Facilities Corporation have provided funding for the Village of Red Hook's Water Infrastructure Improvement Project.

Additional funding opportunities are currently being investigated for a proposed Municipal Wastewater Distribution and Treatment System for the Village's General Business District and parts of the Neighborhood Mixed-Use Districts. The sewer system, once installed, will protect the drinking water supply within the Wellhead Protection Area of the Village for all residents, businesses and institutions. The system, serving 233 users including 99 commercial properties, will also provide for greater economic development opportunities for both existing and future businesses in the Village.

Historic Properties

Red Hook Village is a full participant in the Hudson River Valley Greenway Compact. It does not have a Historic 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 Registers of Historic Places. These properties include:

- Maizefield (Maizeland) Estate, including the Maizefield (Maizeland) 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 to 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 for preservation funding or other funding for historic restoration efforts.

Parks and Recreation

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

- Richard Abraham’s Park – concerts, jogging and walking trails. A future connection to Town of Red Hook’s Recreation Park will improve accessibility and increase activities and passive/active uses.
- Memorial Park – civic events including Memorial Day, Holiday Celebrations, walking and jogging
- Father Carroll Field – little league baseball fields.
- South Broadway, Elizabeth Street and Fisk Street Wetland/Pond – Future location for both active and passive recreation

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 State Department of Environmental Conservation and the U.S. Army Corps of Engineers.

The most prominent and visible wetland in the Village is located behind the Red Hook Village Library on South Broadway, 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:

- Northeast Quadrant – North Broadway (rear), Tower Street and Bird Street
- Northwest Quadrant - Richard Abraham’s Park, North Broadway and the Hendrick Martin Farmstead
- Southwest Quadrant - South Broadway/Fisk Street/Elizabeth Street Wetland, Baxter Road and Firehouse Lane
- Southwest Quadrant - Saw Kill Watershed streams, tributaries and buffers located near Benner Road, Laura Lane, O’Callaghan Lane, Smith Street and Cambridge Drive

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

Trails

The Red Hook Trail Plan (Draft 2015) outlines strategies to create a trail system designed to enable pedestrians and bicyclists to easily access key destinations throughout Red Hook. This will provide “...a local network of sidewalks, paths and multi-use trails for day to day pedestrian movements within and between developed areas of the community.” Improvements and additions to the existing trail system throughout the Town will enable more people to access the abundance of amenities offered by the Village of Red Hook.

The Draft Trail Plan is consistent with the Town of Red Hook Comprehensive Plan (1990), PDCTC Bicycle and Pedestrian Plan (1996), Town of Red Hook Trails Feasibility Study (1998), Bard Arboretum Trails Rehabilitation Program (2010), PDCTC Walk Bike Dutchess (2014), PDCTC Corridor Management Plan, Greenway Compact and Guides for Dutchess County, and the Intermunicipal Task Force’s Centers and Greenspaces Plan.

VILLAGE OF TIVOLI PARCELS

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

- Hudson Riverfront
- Community water supply water source lands
- White Clay Kill (aka Stony Brook) stream corridor
- Properties that determine Tivoli's historic landmark district character
- Gateway properties that help to delineate Tivoli from the larger Town of Red Hook

Hudson Riverfront

The Hudson River was the focal point of development in the 18th Century when the Village took shape. Tivoli Landing, ferries to Ulster County, commercial fishing and steamboat stops provided early employment and economic activity that allowed the Village to grow. When the railroad arrived in the Mid-19th Century, Tivoli grew even more. In the 20th Century, as cars became available, River and rail traffic slowed and economic activity declined. While industrial development occurred elsewhere along the Hudson, Tivoli only got the by-products of such activity - pollution of the River.

Today, with pollution controls in place up and down the River, a cleaner River has meant that residents can once again take advantage of the splendor experienced and romanticized by the Hudson River School of Painters. Real estate with views of the Hudson River and Catskill Mountains carry a commanding price. Tivoli has been experiencing the resurgence of interest in the Hudson and its adjoining lands. But, Tivoli also lacks direct access to the Hudson as a result of the presence of the railroad. The Village of Tivoli purchased land on both sides of the railroad tracks in 2010. Ownership of this parcel enables access to the Hudson River by means of a pedestrian overpass. The Village has secured a grant from the Hudson River Estuary Program of the New York State Department of Environmental Conservation (DEC) to study ways of stabilizing the shoreline as a first step in realizing access to the River.

The Hudson River and North Tivoli Bay (which forms the Village's Southwest boundary) are considered important natural areas in Tivoli. The Hudson River, influenced by tidal fluctuations, is a unique and complex resource. Combined, these two areas include habitats such as a freshwater intertidal marsh, open waters, riparian areas, subtidal shallows, freshwater intertidal mudflats, tidal swamp and mixed forest uplands. These habitats, according to the New York State Department of Environmental Conservation, are considered some of the best examples of the habitat types that exist in New York State.

Tivoli Bays was designated as a New York State Important Bird Area in 1997. Tivoli Bays was also designated as a New York Bird Conservation Area in recognition of its unique breeding marsh bird community, its prominence as a

staging area for migrating waterfowl including large numbers of black ducks and its upland forest and shrub areas which provide important migratory stopover habitat for warblers, flycatchers, sparrows, blackbirds, and many other songbird migrants. Resident marsh bird species include Virginia rail, red-winged blackbird, marsh wren, least bittern, American bittern, and swamp sparrow. Common raptors include bald eagle, osprey, and northern harrier. There are, in addition, numerous other rare animal and plant species that also occur at Tivoli Bays as discussed below.

Stony Creek

Stony Creek is vital to the Village because it is used to supplement the Village water supply. Additionally, Stony Creek supplies fresh water to the North Tivoli Bay - a habitat that is ecologically unique and important to many varieties of fish and wildlife. Tivoli has established a land conservation zone along Stony Creek and its tributaries for protection. The Stony Creek has a watershed area of 22.2 square miles draining into North Tivoli Bay. Several commercially important fish species use the bays and the mouth of Stony Creek for spawning and feeding, including striped bass, alewife and blueback herring. Common freshwater species using North Tivoli Bay include largemouth bass, smallmouth bass, white perch and various minnows. Species that appear to be regionally rare that have been found in North Tivoli Bay include American brook lamprey, central mudminnow, northern hogsucker and bridge shiner. New York State's best population of the shortnose sturgeon, a globally uncommon fish which is critically imperiled in New York and listed as both state and federally endangered, uses the waters at North Tivoli Bay. An extremely large population of snapping turtles also exists in North Tivoli Bay and muskrat and beaver are common.

Wellheads and Drinking Water Sources

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 percolation 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 than 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 National Historic Landmark District. The CPP identified properties of Tivoli in this district, which 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 Stony Brook 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. It also created a Pattern Book designed to serve as a guide for future construction so that Tivoli's unique character and charm can be retained and enhanced. 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 Stony Brook. 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 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 point system.

It should be noted that the raw ranking score better accounts for these particular Village characteristics than by other methods. This more refined system is designed to meet the overall objectives of the Fund.

C. TARGET AREAS, PROJECTS AND PARCELS

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

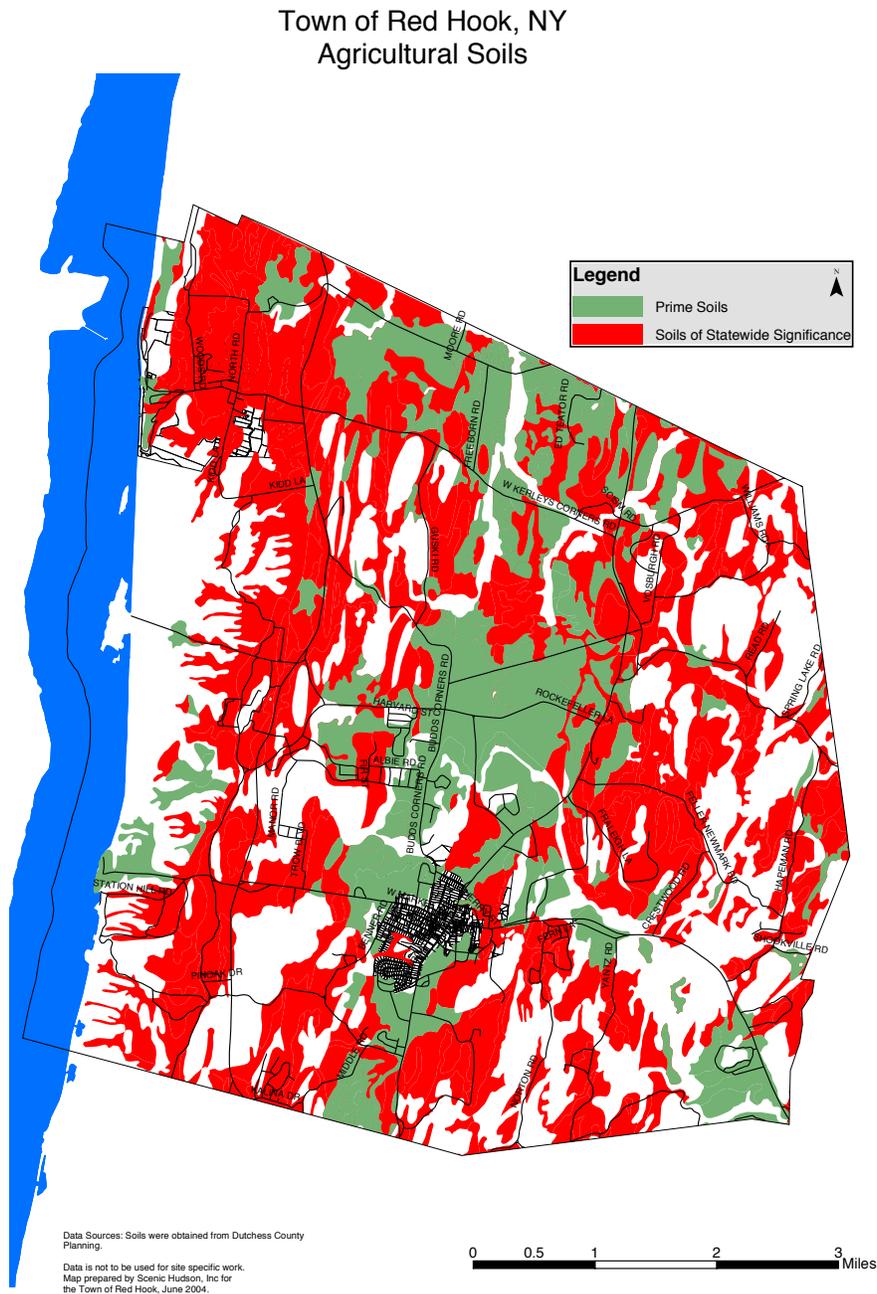
TABLE 1: COMMUNITY PRESERVATION PROJECT PLAN TARGET AREAS	
ID	Category
1.	Agricultural Lands and Water Protection Areas
2.	Ecologically Significant Areas
3.	Scenic Features, Trails and Gateways
4.	Historic Values
5.	Unique Village or Village Enhancing Areas
6.	Significant Biodiversity Areas
7.	Hudson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

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. Prime Farmland soils are found throughout the Town as shown on the map on the following page.

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. The locations of prime and Statewide significant agricultural soils can be found below. A total of approximately 2,762 acres of agricultural lands have been preserved by the Town through the purchase of development rights. Additional lands, as discussed above, have

also been protected through the cluster subdivision process and through the efforts of local land trusts.



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:

- ▶ 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 in Table 2.1. There are a total of 240 parcels in this target area comprising 9,135.8 acres of property. 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 171 parcels totaling 8,012.0 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. They can be found in Table 2.2.

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, the Red Hook Trails Feasibility Study, and the 2016 Draft Red Hook Trail Plan.

Priorities within this Target Area are as follows. There are 156 parcels that make up a total 7,213.6 acres of property. They can be found in Table 2.3.

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 208 parcels in this target area comprising 5,075.1 acres of property. They can be found in Table 2.4.

5. Unique Village or Village Enhanced Target Areas

Properties adjoining the two villages are included because they have the potential to create a greenbelt around village gateways or create the potential for enhancing the villages' community character. There are four (4) target parcels in or around the villages that have been identified as a priority for preservation. These parcels consist of 225.1 acres of property. They can be found in Table 2.5.

6. **Significant Biodiversity Areas:**

These areas represent a new category for the 2016 CPP Update, and include large forest and habitat linkage data from Cornell University, as well as important habitat for rare animals from the New York Natural Heritage Program. Data from Cornell University was used and includes local-scale, ecological linkages in the Town of Red Hook, Village of Red Hook, and Village of Tivoli, modeled by Cornell University using an ecological integrity approach (Martin et al. 2014). This pilot project sought to provide connectivity data that are appropriate for municipal scale land-use planning, and was a follow-up to a coarse-scale connectivity modeling project for the Hudson River Estuary watershed (Hickey et al. 2013).

The results of the local-scale model reflect structural connectivity based on the best available spatial data. It's important to note that field studies were not conducted to ground-truth the model, or to assess the functional connectivity of the network for particular species. As such, the model results represent a framework of conservation opportunities and options to preserve or restore the local landscape so it facilitates ecological processes and connectivity among patches of habitat. The linkage data is suitable for town and intermunicipal planning, particularly when considered along with other data sets and community conservation and land-use priorities. For site-scale planning, the data should not be used as a substitute for site visits; instead, the model results can be consulted to inform site investigations and design considerations.

The model was based on a fine-scale integrity surface created for the study area, using the following spatial data layers:

- National Land Cover Database 2011 (NLCD 2011)
- National Wetlands Inventory (NWI)
- National Hydrography Dataset (NHD) Flowline
- ESRI North America Detailed Streets
- New York State Department of Transportation (NYSDOT) Railroad Lines.

Forests greater than 200 acres were chosen as priority habitat patches that were connected by the model, and were derived from a forest fragmentation layer created by Cornell University in partnership with the NYSDEC Hudson River Estuary Program. This differs from the Forest Patches identified in the Town of Red Hook Open Space Plan but it is likely that some overlap occurred. Forest fragments were defined as any forest class in the 2006 C-CAP Land Cover Analysis (deciduous forest, evergreen forest, mixed forest, estuarine forested wetland, palustrine forested wetland) using interstate, US, state, and county roads as fragmenting features. Two buffered roads layers were erased from the forest polygons, in order to approximate the intrusive significance of roads on the landscape. Interstate roads were buffered 150 feet from the

center line in both directions, while US, state, and county roads were buffered 33 feet from the center line.

Important Areas for Rare Animals are lands and waters that support the continued presence and quality of known populations of rare animals. Important Areas include the specific locations where the animals have been observed, as well as additional habitat for these known rare animal populations, including areas which may be used for breeding, nesting, feeding, roosting, or over-wintering; and areas that support the natural ecological processes critical to maintaining the habitats of these rare animal populations. Additional information is available from the [New York Natural Heritage Program](#) about how Important Areas for Rare Animals were developed. There are a total of 1,108 parcels in this target area comprising 20,344.2 acres of property. They can be found in Table 2.6.

7. Hudson Riverfront Areas

Red Hook's Riverfront lands possess national and even international significance and this category is new for the 2016 CPP Update. Red Hook is home to the Hudson River National Historic Landmark District, the most prestigious designation of historic resources in the nation. Its significance, in part, relates to the district's importance in American history, architecture and landscape design in a scenic region that inspired the Hudson River School of Painting. The Town has also been recognized with New York State's Mid-Hudson Historic Shorelands Scenic District designation, is located within the Estates District Scenic Area of Statewide Significance, contains state scenic byways and a coastal zone area, and is within the area designated by the federal government as an American Heritage River. It is also within the Hudson River Valley National Heritage Area and the state's Hudson River Valley Greenway.

Numerous significant fisheries, wildlife and other natural resource features are also affected by land uses along the Riverfront. Public access to these storied resources has historically been limited by the presence of the railroad and the many private land holding along the River's edge. Parcels that have direct access to the Hudson, visual access to the River, or are located within the Town of Red Hook Waterfront Conservation Zoning District all have the potential for enhancing the community character of Red Hook, if actions are taken to protect them for future generations. As stated in the Town of Red Hook Zoning Law: "The Waterfront Conservation (WC) District is intended to protect scenic quality and to conserve the most ecologically significant and developmentally restricted lands within the Town of Red Hook within their natural state and for land extensive and water-dependent open space uses. This district encompasses the Tivoli Bays State Nature Preserve and Wildlife Management

Area, Cruger Island, the South Bay and North Bay tidal wetlands and other lands to include sloping and escarpment lands lying within 1000 feet of the high-water mark of the Hudson River and its coves and tributaries to the limits of tidal action, except for the established hamlet of Barrytown, and encompasses additionally those lands within 100 feet of the principal stream corridors within the Town (i.e., the Lakes Kill, Stony Creek, Saw Kill, White Clay Creek and Mudder Kill)." There are a total of 215 parcels in this target area comprising 8,995.4 acres of property. They can be found in Table 2.7.

Following are the Town of Red Hook Final Proposed Parcels identified for the 2016 Community Preservation Project Plan Update. The original sorting by Group 1 to Group 6 has been retained for parcels identified in the 2011 CPP while the added parcels are labeled as "New 2016."

Table 2.1 Agriculture & Water

Line Number	Group	Acreage	Ag & Water Points
1	Group 1	37.0	6
2	Group 1	11.0	6
3	Group 1	38.0	6
4	Group 1	62.0	6
5	Group 1	30.0	6
6	Group 1	93.0	6
7	Group 1	63.0	6
8	Group 1	30.0	6
9	Group 1	115.0	6
10	Group 1	103.0	6
11	Group 2	150.0	5
12	Group 2	5.0	5
13a	Group 2	18.0	4
13b	Group 2	13.0	5
14a	Group 2	21.6	4
14b	Group 2	18.0	5
15	Group 2	5.0	5
16	Group 2	228.0	5
17	Group 2	68.0	5
18	Group 2	26.0	5
19	Group 2	32.0	5
20	Group 2	18.0	5
21	Group 2	142.0	5
22	Group 2	28.0	5
23	Group 2	17.0	5
24	Group 2	131.0	5

Points accrued for parcels identified as agricultural lands and with water protection attributes

These parcels include those that have been identified as important farmland and have the potential for water resource protection as outlined below. These attributes result in a total of 240 parcels containing 9,135.8 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. Operating farms
2. Contain Prime Agricultural Soils
3. Located within New York State Agricultural District # 20
4. Designated by the Town's *Open Space Plan* as "priority agricultural lands."
5. Potential for aquifer protection
6. Is a designated source of drinking water
7. Is a designated wellhead protection area

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Line Number	Group	Acreage	Ag & Water Points
25	Group 2	96.0	5
26	Group 2	11.0	5
27	Group 2	16.0	5
28	Group 2	10.0	5
29	Group 2	5.4	5
30	Group 2	93.0	5
31	Group 2	115.0	5
32	Group 2	139.0	5
33	Group 2	84.0	5
34	Group 2	37.0	5
35	Group 2	20.0	5
36	Group 2	41.0	5
37	Group 2	24.0	5
38	Group 2	40.0	5
39	Group 2	27.0	5
40	Group 3	162.0	4
41	Group 3	74.0	4
42	Group 3	164.0	4
43	Group 3	18.0	4
44	Group 3	161.0	4
45	Group 3	33.0	4
46	Group 3	125.0	4
47	Group 3	10.0	4
48	Group 3	59.0	4
49	Group 3	37.0	4
50	Group 3	10.0	4
51	Group 3	5.0	4

Line Number	Group	Acreage	Ag & Water Points
52	Group 3	15.0	4
53	Group 3	168.0	4
54	Group 3	2.0	4
55	Group 3	30.0	4
56	Group 3	4.0	4
57	Group 3	58.0	4
58	Group 3	67.0	4
59	Group 3	90.0	4
60	Group 3	91.0	4
61	Group 3	110.0	5
62	Group 3	85.0	4
63	Group 3	17.0	4
64	Group 3	118.0	4
65	Group 3	34.0	4
66	Group 3	106.0	4
67	Group 3	114.0	4
68	Group 3	31.0	4
69	Group 3	134.0	4
70	Group 3	89.0	4
71	Group 3	86.0	4
72	Group 3	16.0	4
73	Group 3	17.0	4
74	Group 3	108.0	4
75	Group 3	16.0	4
76	Group 3	20.0	4
77	Group 3	44.0	4
78	Group 3	18.0	4

Line Number	Group	Acreage	Ag & Water Points
79	Group 3	17.0	4
80	Group 3	28.0	4
81	Group 3	78.0	4
82	Group 3	20.0	4
83	Group 3	11.0	4
84	Group 3	16.0	4
85	Group 3	17.0	4
86	Group 3	48.0	4
87	Group 3	20.0	4
88	Group 3	14.0	4
89	Group 3	17.0	4
90	Group 3	20.0	4
91	Group 3	29.0	4
92	Group 3	87.0	4
93	Group 3	174.0	4
94	Group 3	82.0	4
95	Group 3	16.0	4
96	Group 3	11.0	4
97	Group 3	6.0	4
98	Group 3	11.0	4
99	Group 3	8.0	4
100	Group 3	98.0	4
101	Group 3	98.0	4
102	Group 3	17.0	4
103	Group 4	27.0	3
104	Group 4	124.0	3
105	Group 4	45.0	3

Line Number	Group	Acreage	Ag & Water Points
106	Group 4	50.0	3
107	Group 4	4.0	3
108	Group 4	3.0	3
109	Group 4	54.0	3
110	Group 4	65.0	3
111	Group 4	28.0	3
112	Group 4	26.0	3
113	Group 4	34.0	3
114	Group 4	24.0	3
115	Group 4	13.0	3
116	Group 4	19.0	3
117	Group 4	25.0	3
118	Group 4	13.0	3
119	Group 4	11.0	3
120	Group 4	34.0	3
121	Group 4	82.0	3
122	Group 4	18.0	3
123	Group 4	11.0	3
124	Group 4	7.0	3
125	Group 4	36.0	3
126	Group 4	5.0	3
127	Group 4	31.0	3
128	Group 4	23.0	3
129	Group 4	31.0	3
130	Group 4	16.0	3
131	Group 4	46.0	3
132	Group 4	60.0	3

Line Number	Group	Acreage	Ag & Water Points
133	Group 4	28.0	3
134	Group 4	101.0	3
135	Group 4	15.0	3
136	Group 4	7.0	3
137	Group 4	12.0	3
138	Group 4	10.0	3
139	Group 4	43.0	3
140	Group 4	25.0	3
141	Group 4	40.0	3
142	Group 4	19.0	3
143	Group 4	69.0	3
144	Group 4	30.0	3
145	Group 4	6.0	3
146	Group 4	127.0	3
147	Group 4	26.0	3
148	Group 4	15.0	3
149	Group 4	9.0	3
150	Group 4	34.0	3
151	Group 4	86.0	3
152	Group 4	49.0	3
153	Group 5	12.0	2
154	Group 5	13.0	2
155	Group 5	54.0	2
156	Group 5	20.0	2
157	Group 5	13.0	2
158	Group 5	14.0	2
159	Group 5	24.0	2

Line Number	Group	Acreage	Ag & Water Points
160	Group 5	34.0	2
161	Group 5	28.0	2
163	Group 5	17.0	2
164	Group 5	4.0	2
165	Group 5	78.0	2
166	Group 5	4.0	2
167	Group 5	34.0	2
168	Group 5	53.0	2
169	Group 5	16.0	2
170	Group 5	10.0	2
171	Group 5	32.0	2
172	Group 5	29.0	2
173	Group 5	16.0	2
174	Group 5	16.0	2
175	Group 5	13.0	2
176	Group 5	40.0	2
177	Group 5	20.0	2
178	Group 5	25.0	2
179	Group 5	10.0	2
180	Group 5	17.0	2
181	Group 5	157.0	2
182	Group 5	27.0	2
183	Group 5	16.0	2
184	Group 5	10.0	2
185	Group 5	13.0	2
186	Group 5	22.0	2

Line Number	Group	Acreage	Ag & Water Points
187	Group 5	22.0	2
188	Group 5	20.0	2
189	Group 5	3.0	2
190	Group 5	38.0	2
191	Group 5	5.0	2
192	Group 5	10.0	2
193	Group 5	85.0	2
194	Group 5	25.0	2
195	Group 5	12.0	2
196	Group 5	21.0	2
197	Group 5	30.0	2
198	Group 6	17.0	1
199	Group 6	22.0	1
200	Group 6	13.0	1
201	Group 6	40.0	1
202	Group 6	21.0	1
203	Group 6	41.0	1
204	Group 6	26.0	1
205	Group 6	30.0	1
206	Group 6	10.0	1
207	Group 6	10.0	1
208	Group 6	34.0	1
209	Group 6	14.0	1
210	Group 6	24.0	1
211	Group 6	26.0	1
212	Group 6	27.0	1
213	Group 6	11.0	1

Line Number	Group	Acreage	Ag & Water Points
214	Group 6	10.0	1
215	Group 6	13.0	1
1138	New 2016	11.8	2
1139	New 2016	6.8	0
1140	New 2016	5.0	1
1171	New 2016	0.4	1
1173	New 2016	7.2	4
1174	New 2016	6.7	1
1175	New 2016	10.9	1
1176	New 2016	0.1	1
1177	New 2016	18.3	1
1178	New 2016	2.0	1
1179	New 2016	1.7	1
1180	New 2016	6.8	1
1181	New 2016	6.8	1
1182	New 2016	1.0	1
1183	New 2016	1.3	1
1184	New 2016	0.1	1
1185	New 2016	0.0	1
1186	New 2016	0.5	1
1187	New 2016	6.2	1
1188	New 2016	0.7	1
1189	New 2016	7.8	1
1190	New 2016	0.6	1
1191	New 2016	3.5	3
1192	New 2016	12.6	3
Total		9135.8	

Table 2.2 Ecology

Line Number	Group	Acreage	Ecological Points
24	Group 2	131.0	4.0
32	Group 2	139.0	4.0
132	Group 4	60.0	4.0
134	Group 4	101.0	4.0
145	Group 4	6.0	4.0
148	Group 4	15.0	4.0
181	Group 5	157.0	4.0
193	Group 5	85.0	4.0
2	Group 1	11.0	3.0
8	Group 1	30.0	3.0
9	Group 1	115.0	3.0
10	Group 1	103.0	3.0
12	Group 2	5.0	3.0
16	Group 2	228.0	3.0
26	Group 2	11.0	3.0
27	Group 2	16.0	3.0
33	Group 2	84.0	3.0
40	Group 3	162.0	3.0
42	Group 3	164.0	3.0
44	Group 3	161.0	3.0
48	Group 3	59.0	3.0
52	Group 3	15.0	3.0
55	Group 3	30.0	3.0
59	Group 3	90.0	3.0
60	Group 3	91.0	3.0
61	Group 3	110.0	3.0
63	Group 3	17.0	3.0

Ranking for parcels identified with ecologically significant resources

These parcels include those that have been identified as important because they contain freshwater wetlands, lakes, streams, ponds or were identified as Priority Forest areas in the Town Open Space Plan, as outlined below. These attributes result in a total of 171 parcels containing 8,012 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. National Wetland Inventory
2. State Protected Freshwater Wetlands
3. Lake Access
4. Borders or contains a stream
5. Borders or contains a pond
6. Contains a Priority Forest Area

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Line Number	Group	Acreage	Ecological Points
64	Group 3	118.0	3.0
65	Group 3	34.0	3.0
66	Group 3	106.0	3.0
68	Group 3	31.0	3.0
69	Group 3	134.0	3.0
86	Group 3	48.0	3.0
96	Group 3	11.0	3.0
100	Group 3	98.0	3.0
101	Group 3	98.0	3.0
102	Group 3	17.0	3.0
103	Group 4	27.0	3.0
105	Group 4	45.0	3.0
106	Group 4	50.0	3.0
116	Group 4	19.0	3.0
127	Group 4	31.0	3.0
131	Group 4	46.0	3.0
144	Group 4	30.0	3.0
146	Group 4	127.0	3.0
151	Group 4	86.0	3.0
155	Group 5	54.0	3.0
171	Group 5	32.0	3.0
176	Group 5	40.0	3.0
183	Group 5	16.0	3.0
185	Group 5	13.0	3.0
190	Group 5	38.0	3.0
194	Group 5	25.0	3.0
197	Group 5	30.0	3.0
199	Group 6	22.0	3.0

Line Number	Group	Acreage	Ecological Points
1	Group 1	37.0	2.0
3	Group 1	38.0	2.0
4	Group 1	62.0	2.0
6	Group 1	93.0	2.0
7	Group 1	63.0	2.0
11	Group 2	150.0	2.0
17	Group 2	68.0	2.0
18	Group 2	26.0	2.0
19	Group 2	32.0	2.0
21	Group 2	142.0	2.0
25	Group 2	96.0	2.0
30	Group 2	93.0	2.0
31	Group 2	115.0	2.0
34	Group 2	37.0	2.0
35	Group 2	20.0	2.0
36	Group 2	41.0	2.0
39	Group 2	27.0	2.0
41	Group 3	74.0	2.0
49	Group 3	37.0	2.0
50	Group 3	10.0	2.0
53	Group 3	168.0	2.0
62	Group 3	85.0	2.0
67	Group 3	114.0	2.0
70	Group 3	89.0	2.0
71	Group 3	86.0	2.0
72	Group 3	16.0	2.0
73	Group 3	17.0	2.0
74	Group 3	108.0	2.0

Line Number	Group	Acreage	Ecological Points
75	Group 3	16.0	2.0
77	Group 3	44.0	2.0
78	Group 3	18.0	2.0
79	Group 3	17.0	2.0
80	Group 3	28.0	2.0
83	Group 3	11.0	2.0
85	Group 3	17.0	2.0
87	Group 3	20.0	2.0
93	Group 3	174.0	2.0
97	Group 3	6.0	2.0
98	Group 3	11.0	2.0
99	Group 3	8.0	2.0
104	Group 4	124.0	2.0
107	Group 4	4.0	2.0
108	Group 4	3.0	2.0
115	Group 4	13.0	2.0
121	Group 4	82.0	2.0
122	Group 4	18.0	2.0
124	Group 4	7.0	2.0
125	Group 4	36.0	2.0
126	Group 4	5.0	2.0
128	Group 4	23.0	2.0
129	Group 4	31.0	2.0
130	Group 4	16.0	2.0
133	Group 4	28.0	2.0
135	Group 4	15.0	2.0
136	Group 4	7.0	2.0
139	Group 4	43.0	2.0

Line Number	Group	Acreage	Ecological Points
141	Group 4	40.0	2.0
143	Group 4	69.0	2.0
149	Group 4	9.0	2.0
152	Group 4	49.0	2.0
169	Group 5	16.0	2.0
173	Group 5	16.0	2.0
174	Group 5	16.0	2.0
179	Group 5	10.0	2.0
180	Group 5	17.0	2.0
182	Group 5	27.0	2.0
186	Group 5	22.0	2.0
187	Group 5	22.0	2.0
191	Group 5	5.0	2.0
192	Group 5	10.0	2.0
195	Group 5	12.0	2.0
198	Group 6	17.0	2.0
204	Group 6	26.0	2.0
205	Group 6	30.0	2.0
206	Group 6	10.0	2.0
210	Group 6	24.0	2.0
211	Group 6	26.0	2.0
212	Group 6	27.0	2.0
213	Group 6	11.0	2.0
215	Group 6	13.0	2.0
14	Group 2	18.0	1.0
15	Group 2	5.0	1.0
20	Group 2	18.0	1.0
22	Group 2	28.0	1.0

Line Number	Group	Acreage	Ecological Points
23	Group 2	17.0	1.0
28	Group 2	10.0	1.0
43	Group 3	18.0	1.0
45	Group 3	33.0	1.0
46	Group 3	125.0	1.0
57	Group 3	58.0	1.0
81	Group 3	78.0	1.0
82	Group 3	20.0	1.0
84	Group 3	16.0	1.0
88	Group 3	14.0	1.0
89	Group 3	17.0	1.0
91	Group 3	29.0	1.0
92	Group 3	87.0	1.0
95	Group 3	16.0	1.0
112	Group 4	26.0	1.0
113	Group 4	34.0	1.0
117	Group 4	25.0	1.0
120	Group 4	34.0	1.0
123	Group 4	11.0	1.0
147	Group 4	26.0	1.0
150	Group 4	34.0	1.0
154	Group 5	13.0	1.0
161	Group 5	28.0	1.0
165	Group 5	78.0	1.0
168	Group 5	53.0	1.0
170	Group 5	10.0	1.0
175	Group 5	13.0	1.0
177	Group 5	20.0	1.0

Line Number	Group	Acreage	Ecological Points
184	Group 5	10.0	1.0
188	Group 5	20.0	1.0
196	Group 5	21.0	1.0
208	Group 6	34.0	1.0
Total		8012.0	

Table 2.3 Scenic, Trails & Gateways

Line Number	Group	Acreege	Scenic, Trails, Gateways Points
53	Group 3	168.0	6.0
7	Group 1	63.0	4.0
21	Group 2	142.0	4.0
46	Group 3	125.0	4.0
104	Group 4	124.0	4.0
109	Group 4	54.0	4.0
113	Group 4	34.0	4.0
114	Group 4	24.0	4.0
161	Group 5	28.0	4.0
201	Group 6	40.0	4.0
203	Group 6	41.0	4.0
205	Group 6	30.0	4.0
206	Group 6	10.0	4.0
1	Group 1	37.0	3.0
11	Group 2	150.0	3.0
14	Group 2	18.0	3.0
22	Group 2	28.0	3.0
44	Group 3	161.0	3.0
50	Group 3	10.0	3.0
51	Group 3	5.0	3.0
74	Group 3	108.0	3.0
85	Group 3	17.0	3.0
89	Group 3	17.0	3.0
94	Group 3	82.0	3.0
95	Group 3	16.0	3.0
105	Group 4	45.0	3.0

Points accrued for parcels identified as having scenic features, trails or gateway attributes

These parcels include those that have been identified as important for their scenic values, because they contain or have the potential to provide trails or gateways to the community, or are identified as gateways to the community as outlined below. These attributes result in a total of 156 parcels containing 7,213.6 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. Parcels located along designated New York State Scenic Byways
2. Parcels along Town designated Scenic Roads
3. Parcels within the State’s Mid-Hudson Historic Shorelands Scenic District
4. Parcels that contain designated Greenway Trails
5. Undesignated existing trails on private lands but open to the general public
6. Potential trails in the “New York State Greenway Trails Vision Plan”
7. Potential trails in the “Red Hook Trails Feasibility Study”
8. Potential trails in the 2016 “Draft Red Hook Trails Plan”

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Line Number	Group	Acreage	Scenic, Trails, Gateways Points
112	Group 4	26.0	3.0
151	Group 4	86.0	3.0
158	Group 5	14.0	3.0
160	Group 5	34.0	3.0
169	Group 5	16.0	3.0
198	Group 6	17.0	3.0
199	Group 6	22.0	3.0
200	Group 6	13.0	3.0
202	Group 6	21.0	3.0
204	Group 6	26.0	3.0
2	Group 1	11.0	2.0
3	Group 1	38.0	2.0
6	Group 1	93.0	2.0
9	Group 1	115.0	2.0
13	Group 2	13.0	2.0
16	Group 2	228.0	2.0
19	Group 2	32.0	2.0
23	Group 2	17.0	2.0
26	Group 2	11.0	2.0
27	Group 2	16.0	2.0
28	Group 2	10.0	2.0
29	Group 2	5.4	2.0
30	Group 2	93.0	2.0
45	Group 3	33.0	2.0
47	Group 3	10.0	2.0
55	Group 3	30.0	2.0
57	Group 3	58.0	2.0

Line Number	Group	Acreage	Scenic, Trails, Gateways Points
58	Group 3	67.0	2.0
59	Group 3	90.0	2.0
60	Group 3	91.0	2.0
61	Group 3	110.0	2.0
62	Group 3	85.0	2.0
64	Group 3	118.0	2.0
65	Group 3	34.0	2.0
67	Group 3	114.0	2.0
68	Group 3	31.0	2.0
70	Group 3	89.0	2.0
71	Group 3	86.0	2.0
72	Group 3	16.0	2.0
73	Group 3	17.0	2.0
75	Group 3	16.0	2.0
86	Group 3	48.0	2.0
92	Group 3	87.0	2.0
96	Group 3	11.0	2.0
97	Group 3	6.0	2.0
98	Group 3	11.0	2.0
100	Group 3	98.0	2.0
111	Group 4	28.0	2.0
115	Group 4	13.0	2.0
117	Group 4	25.0	2.0
119	Group 4	11.0	2.0
120	Group 4	34.0	2.0
121	Group 4	82.0	2.0
127	Group 4	31.0	2.0

Line Number	Group	Acreage	Scenic, Trails, Gateways Points
132	Group 4	60.0	2.0
134	Group 4	101.0	2.0
146	Group 4	127.0	2.0
155	Group 5	54.0	2.0
157	Group 5	13.0	2.0
159	Group 5	24.0	2.0
162	Group 5	18.0	2.0
165	Group 5	78.0	2.0
166	Group 5	4.0	2.0
167	Group 5	34.0	2.0
170	Group 5	10.0	2.0
171	Group 5	32.0	2.0
172	Group 5	29.0	2.0
175	Group 5	13.0	2.0
196	Group 5	21.0	2.0
197	Group 5	30.0	2.0
207	Group 6	10.0	2.0
208	Group 6	34.0	2.0
1137	New 2016	28.3	2.0
1173	New 2016	7.2	2.0
4	Group 1	62.0	1.0
5	Group 1	30.0	1.0
8	Group 1	30.0	1.0
10	Group 1	103.0	1.0
17	Group 2	68.0	1.0
18	Group 2	26.0	1.0
24	Group 2	131.0	1.0

Line Number	Group	Acreage	Scenic, Trails, Gateways Points
25	Group 2	96.0	1.0
31	Group 2	115.0	1.0
32	Group 2	139.0	1.0
34	Group 2	37.0	1.0
35	Group 2	20.0	1.0
36	Group 2	41.0	1.0
37	Group 2	24.0	1.0
38	Group 2	40.0	1.0
39	Group 2	27.0	1.0
40	Group 3	162.0	1.0
41	Group 3	74.0	1.0
42	Group 3	164.0	1.0
49	Group 3	37.0	1.0
54	Group 3	2.0	1.0
81	Group 3	78.0	1.0
82	Group 3	20.0	1.0
83	Group 3	11.0	1.0
84	Group 3	16.0	1.0
87	Group 3	20.0	1.0
88	Group 3	14.0	1.0
91	Group 3	29.0	1.0
99	Group 3	8.0	1.0
101	Group 3	98.0	1.0
102	Group 3	17.0	1.0
106	Group 4	50.0	1.0
110	Group 4	65.0	1.0
122	Group 4	18.0	1.0

Line Number	Group	Acreage	Scenic, Trails, Gateways Points
135	Group 4	15.0	1.0
140	Group 4	25.0	1.0
144	Group 4	30.0	1.0
147	Group 4	26.0	1.0
150	Group 4	34.0	1.0
173	Group 5	16.0	1.0
174	Group 5	16.0	1.0
177	Group 5	20.0	1.0
181	Group 5	157.0	1.0
185	Group 5	13.0	1.0
188	Group 5	20.0	1.0
189	Group 5	3.0	1.0
190	Group 5	38.0	1.0
191	Group 5	5.0	1.0
192	Group 5	10.0	1.0
194	Group 5	25.0	1.0
1170	New 2016	6.7	1.0
1172	New 2016	21.6	1.0
1191	New 2016	3.5	1.0
1192	New 2016	12.6	1.0
1223	New 2016	1.4	1.0
1230	New 2016	0.9	1.0
Total Acres		7213.6	

Table 2.4 Historic

Line Number	Group	Acreage	Cultural Resource Points
44	Group 3	161.0	2
46	Group 3	125.0	2
104	Group 4	124.0	2
109	Group 4	54.0	2
110	Group 4	65.0	2
112	Group 4	26.0	2
114	Group 4	24.0	2
161	Group 5	28.0	2
188	Group 5	20.0	2
200	Group 6	13.0	2
201	Group 6	40.0	2
202	Group 6	21.0	2
203	Group 6	41.0	2
204	Group 6	26.0	2
205	Group 6	30.0	2
206	Group 6	10.0	2
24	Group 2	131.0	1
45	Group 3	33.0	1
47	Group 3	10.0	1
53	Group 3	168.0	1
67	Group 3	114.0	1
113	Group 4	34.0	1
217	New 2016	3.0	1
218	New 2016	11.0	1
219	New 2016	4.2	1
222	New 2016	17.5	1

Points accrued for parcels identified as having historic or pre-historic attributes

These parcels include those that have been identified as important for their cultural significance including both pre-historic and/or historic resources as outlined below.

These attributes result in a total of 208 parcels containing 5,075.1 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. Buildings, sites or districts listed on the State Register of Historic Places
2. Buildings, sites or districts listed on the National Register of Historic Places
3. Buildings, sites or districts deemed eligible for the State Register of Historic Places
4. Buildings, sites or districts deemed eligible for the National Register of Historic Places
5. Buildings, sites or districts identified as a “priority cultural resource” in the Town “Open Space Plan,” the New York State Historic Sites Inventory or other source

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Line Number	Group	Acreage	Cultural Resource Points
223	New 2016	11.6	1
224	New 2016	2.3	1
225	New 2016	0.8	1
226	New 2016	1.6	1
227	New 2016	0.5	1
228	New 2016	1.1	1
231	New 2016	5.2	1
237	New 2016	144.5	1
238	New 2016	111.9	1
239	New 2016	303.0	1
296	New 2016	9.6	1
297	New 2016	78.1	1
298	New 2016	43.2	1
299	New 2016	22.0	1
300	New 2016	260.3	1
301	New 2016	175.7	1
302	New 2016	301.7	1
303	New 2016	1.1	1
304	New 2016	0.9	1
305	New 2016	0.3	1
306	New 2016	0.3	1
307	New 2016	5.1	1
308	New 2016	115.3	1
309	New 2016	91.7	1
328	New 2016	0.8	1
329	New 2016	0.7	1
330	New 2016	0.9	1

Line Number	Group	Acreage	Cultural Resource Points
331	New 2016	1.4	1
332	New 2016	0.3	1
334	New 2016	4.0	1
373	New 2016	16.0	1
374	New 2016	4.3	1
375	New 2016	8.4	1
376	New 2016	361.2	1
377	New 2016	18.8	1
378	New 2016	64.3	1
379	New 2016	5.3	1
380	New 2016	5.1	1
381	New 2016	2.2	1
382	New 2016	0.1	1
383	New 2016	0.1	1
384	New 2016	0.3	1
385	New 2016	10.1	1
386	New 2016	5.0	1
387	New 2016	136.0	1
388	New 2016	432.3	1
389	New 2016	9.5	1
390	New 2016	2.5	1
391	New 2016	5.0	1
392	New 2016	51.9	1
393	New 2016	5.0	1
420	New 2016	35.5	1
421	New 2016	6.8	1
422	New 2016	4.2	1

Line Number	Group	Acreage	Cultural Resource Points
423	New 2016	18.0	1
424	New 2016	53.9	1
425	New 2016	99.6	1
426	New 2016	4.0	1
427	New 2016	6.3	1
428	New 2016	4.2	1
429	New 2016	4.0	1
430	New 2016	5.3	1
431	New 2016	6.7	1
432	New 2016	1.1	1
433	New 2016	1.4	1
434	New 2016	0.5	1
435	New 2016	3.7	1
436	New 2016	14.0	1
437	New 2016	9.7	1
438	New 2016	1.1	1
439	New 2016	2.0	1
440	New 2016	5.0	1
441	New 2016	6.5	1
442	New 2016	5.0	1
443	New 2016	0.0	1
444	New 2016	0.8	1
445	New 2016	1.7	1
446	New 2016	6.9	1
447	New 2016	0.4	1
448	New 2016	3.5	1
449	New 2016	5.8	1

Line Number	Group	Acreage	Cultural Resource Points
450	New 2016	6.0	1
451	New 2016	3.1	1
452	New 2016	1.9	1
453	New 2016	3.2	1
454	New 2016	0.5	1
455	New 2016	0.3	1
456	New 2016	0.3	1
457	New 2016	0.2	1
458	New 2016	0.2	1
459	New 2016	0.3	1
460	New 2016	4.9	1
461	New 2016	0.9	1
462	New 2016	2.4	1
463	New 2016	0.0	1
464	New 2016	13.9	1
465	New 2016	0.9	1
466	New 2016	10.1	1
467	New 2016	23.2	1
468	New 2016	19.2	1
469	New 2016	62.9	1
470	New 2016	0.6	1
471	New 2016	1.6	1
472	New 2016	0.2	1
473	New 2016	4.0	1
474	New 2016	0.3	1
475	New 2016	0.3	1
476	New 2016	1.6	1

Line Number	Group	Acreage	Cultural Resource Points
477	New 2016	1.2	1
478	New 2016	11.3	1
479	New 2016	0.6	1
480	New 2016	5.7	1
481	New 2016	6.9	1
482	New 2016	3.3	1
483	New 2016	4.9	1
488	New 2016	21.7	1
489	New 2016	23.3	1
490	New 2016	11.7	1
491	New 2016	38.6	1
492	New 2016	12.2	1
493	New 2016	12.6	1
494	New 2016	18.3	1
495	New 2016	2.2	1
496	New 2016	16.2	1
497	New 2016	0.7	1
498	New 2016	0.5	1
499	New 2016	3.3	1
500	New 2016	6.4	1
501	New 2016	0.3	1
502	New 2016	2.6	1
503	New 2016	1.8	1
504	New 2016	0.3	1
505	New 2016	1.7	1
506	New 2016	0.2	1
507	New 2016	27.5	1

Line Number	Group	Acreage	Cultural Resource Points
508	New 2016	0.9	1
509	New 2016	1.0	1
1131	New 2016	0.1	1
1132	New 2016	0.2	1
1133	New 2016	0.5	1
1134	New 2016	3.1	1
1135	New 2016	1.3	1
1136	New 2016	0.1	1
1137	New 2016	28.3	1
1138	New 2016	11.8	1
1139	New 2016	6.8	1
1140	New 2016	5.0	1
1141	New 2016	1.7	1
1142	New 2016	1.5	1
1143	New 2016	4.8	1
1144	New 2016	2.4	1
1145	New 2016	2.4	1
1146	New 2016	4.2	1
1147	New 2016	2.0	1
1148	New 2016	1.1	1
1149	New 2016	1.1	1
1150	New 2016	2.2	1
1151	New 2016	2.9	1
1152	New 2016	0.7	1
1153	New 2016	2.2	1
1154	New 2016	0.8	1
1155	New 2016	4.5	1

Line Number	Group	Acreage	Cultural Resource Points
1156	New 2016	0.8	1
1157	New 2016	0.9	1
1158	New 2016	4.9	1
1159	New 2016	4.0	1
1160	New 2016	2.4	1
1161	New 2016	4.0	1
1162	New 2016	3.2	1
1163	New 2016	3.1	1
1164	New 2016	5.8	1
1165	New 2016	4.2	1
1166	New 2016	6.0	1
1167	New 2016	6.3	1
1168	New 2016	6.9	1
1169	New 2016	3.4	1
1170	New 2016	6.7	1
1171	New 2016	0.4	1
1172	New 2016	21.6	1
1173	New 2016	7.2	1
1176	New 2016	0.1	1
1198	New 2016	0.5	1
Total		5075.1	

Table 2.5 Village Gateways

Parcel Number	Group	Acreage	Unique Village Areas
53	Group 3	168.0	4
1137	New 2016	28.3	1
1172	New 2016	21.6	1
1173	New 2016	7.2	1
Total		225.1	

Points accrued for parcels identified as within one of the two villages or properties

These parcels include those that have been identified as important because they have the potential to create a greenbelt around the village gateways, thereby enhancing the villages’ community character, as outlined below. These attributes result in a total of four (4) parcels containing 225.1 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. Potential to create a greenbelt around the villages’
2. Potential for enhancing the villages’ community character

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Table 2.6 Biodiversity

Line Number	Group	Acreage	Biodiversity
7	Group 1	63.0	4
10	Group 1	103.0	4
24	Group 2	131.0	4
25	Group 2	96.0	4
33	Group 2	84.0	4
34	Group 2	37.0	4
38	Group 2	40.0	4
41	Group 3	74.0	4
44	Group 3	161.0	4
45	Group 3	33.0	4
46	Group 3	125.0	4
53	Group 3	168.0	4
67	Group 3	114.0	4
69	Group 3	134.0	4
77	Group 3	44.0	4
80	Group 3	28.0	4
81	Group 3	78.0	4
86	Group 3	48.0	4
87	Group 3	20.0	4
90	Group 3	20.0	4
93	Group 3	174.0	4
96	Group 3	11.0	4
97	Group 3	6.0	4
99	Group 3	8.0	4
100	Group 3	98.0	4
101	Group 3	98.0	4
110	Group 4	65.0	4

Points accrued for parcels identified as significant for biodiversity attributes

These parcels include those that have been identified as significant in "Integrity-based Forest Connectivity Modeling at Regional and Local Scales in the Hudson River Estuary Watershed" because they provide landscape connections within a watershed's high-integrity forests, streams, and wetlands that create pathways for species to move, as outlined below. These attributes result in a total of 1,108 parcels containing 20,344.2 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. Properties with Large Forest Patches (>200 acres)
2. Properties with Areas of Known Importance for Rare Animals
3. Properties with High Priority Habitat Integrity Linkages
4. Properties with Low Priority Habitat Integrity Linkages

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Line Number	Group	Acreage	Biodiversity
111	Group 4	28.0	4
113	Group 4	34.0	4
114	Group 4	24.0	4
134	Group 4	101.0	4
135	Group 4	15.0	4
136	Group 4	7.0	4
145	Group 4	6.0	4
146	Group 4	127.0	4
148	Group 4	15.0	4
150	Group 4	34.0	4
151	Group 4	86.0	4
152	Group 4	49.0	4
181	Group 5	157.0	4
182	Group 5	27.0	4
184	Group 5	10.0	4
185	Group 5	13.0	4
186	Group 5	22.0	4
191	Group 5	5.0	4
192	Group 5	10.0	4
193	Group 5	85.0	4
194	Group 5	25.0	4
197	Group 5	30.0	4
202	Group 6	21.0	4
223	New 2016	11.6	4
229	New 2016	1.8	4
231	New 2016	5.2	4
239	New 2016	303.0	4
240	New 2016	219.3	4

Line Number	Group	Acreage	Biodiversity
297	New 2016	78.1	4
300	New 2016	260.3	4
301	New 2016	175.7	4
302	New 2016	301.7	4
309	New 2016	91.7	4
312	New 2016	8.1	4
314	New 2016	12.0	4
315	New 2016	246.6	4
316	New 2016	246.6	4
317	New 2016	246.6	4
327	New 2016	0.0	4
354	New 2016	1.9	4
355	New 2016	1.0	4
357	New 2016	1.5	4
359	New 2016	2.0	4
360	New 2016	1.8	4
361	New 2016	1.1	4
363	New 2016	0.9	4
365	New 2016	0.7	4
366	New 2016	0.6	4
368	New 2016	4.0	4
369	New 2016	8.4	4
371	New 2016	2.1	4
372	New 2016	6.3	4
376	New 2016	361.2	4
377	New 2016	18.8	4
378	New 2016	64.3	4
387	New 2016	136.0	4

Line Number	Group	Acreage	Biodiversity
388	New 2016	432.3	4
392	New 2016	51.9	4
400	New 2016	5.8	4
401	New 2016	9.9	4
405	New 2016	5.4	4
407	New 2016	5.0	4
416	New 2016	5.1	4
418	New 2016	8.2	4
420	New 2016	35.5	4
421	New 2016	6.8	4
422	New 2016	4.2	4
423	New 2016	18.0	4
424	New 2016	53.9	4
425	New 2016	99.6	4
465	New 2016	0.9	4
466	New 2016	10.1	4
467	New 2016	23.2	4
468	New 2016	19.2	4
469	New 2016	62.9	4
488	New 2016	21.7	4
489	New 2016	23.3	4
490	New 2016	11.7	4
491	New 2016	38.6	4
492	New 2016	12.2	4
493	New 2016	12.6	4
494	New 2016	18.3	4
495	New 2016	2.2	4
496	New 2016	16.2	4

Line Number	Group	Acreage	Biodiversity
497	New 2016	0.7	4
498	New 2016	0.5	4
499	New 2016	3.3	4
513	New 2016	9.3	4
514	New 2016	14.5	4
515	New 2016	1.2	4
516	New 2016	17.1	4
517	New 2016	3.1	4
518	New 2016	3.1	4
521	New 2016	8.0	4
524	New 2016	3.0	4
533	New 2016	3.0	4
534	New 2016	3.0	4
535	New 2016	6.3	4
536	New 2016	3.0	4
550	New 2016	1.4	4
552	New 2016	20.4	4
557	New 2016	0.3	4
564	New 2016	2.0	4
567	New 2016	41.7	4
577	New 2016	46.8	4
578	New 2016	13.3	4
579	New 2016	14.2	4
580	New 2016	45.1	4
581	New 2016	23.3	4
582	New 2016	7.5	4
583	New 2016	7.0	4
585	New 2016	26.2	4

Line Number	Group	Acreage	Biodiversity
592	New 2016	150.0	4
618	New 2016	3.6	4
621	New 2016	8.0	4
623	New 2016	8.5	4
629	New 2016	14.0	4
636	New 2016	3.0	4
637	New 2016	3.3	4
640	New 2016	0.0	4
653	New 2016	2.1	4
655	New 2016	0.5	4
657	New 2016	0.7	4
667	New 2016	22.7	4
668	New 2016	89.0	4
669	New 2016	14.0	4
700	New 2016	71.0	4
708	New 2016	6.4	4
740	New 2016	3.0	4
741	New 2016	3.0	4
800	New 2016	8.0	4
806	New 2016	53.7	4
807	New 2016	8.5	4
819	New 2016	12.3	4
820	New 2016	53.4	4
821	New 2016	38.4	4
823	New 2016	19.5	4
824	New 2016	12.2	4
843	New 2016	3.5	4
844	New 2016	3.0	4

Line Number	Group	Acreage	Biodiversity
852	New 2016	14.0	4
853	New 2016	12.5	4
865	New 2016	15.8	4
867	New 2016	6.6	4
868	New 2016	6.0	4
869	New 2016	5.5	4
871	New 2016	7.8	4
872	New 2016	7.8	4
874	New 2016	5.6	4
875	New 2016	5.0	4
876	New 2016	7.9	4
877	New 2016	15.5	4
878	New 2016	9.4	4
881	New 2016	203.0	4
882	New 2016	4.3	4
883	New 2016	21.6	4
884	New 2016	3.3	4
885	New 2016	19.7	4
886	New 2016	7.8	4
887	New 2016	3.0	4
890	New 2016	9.3	4
891	New 2016	6.1	4
892	New 2016	4.3	4
894	New 2016	4.7	4
895	New 2016	31.6	4
896	New 2016	36.2	4
897	New 2016	0.8	4
898	New 2016	0.6	4

Line Number	Group	Acreage	Biodiversity
900	New 2016	3.9	4
903	New 2016	6.7	4
904	New 2016	6.9	4
906	New 2016	3.0	4
910	New 2016	3.0	4
912	New 2016	3.0	4
916	New 2016	2.6	4
917	New 2016	6.0	4
918	New 2016	3.1	4
919	New 2016	9.7	4
926	New 2016	6.0	4
927	New 2016	9.6	4
928	New 2016	6.4	4
930	New 2016	3.0	4
931	New 2016	3.2	4
933	New 2016	11.3	4
934	New 2016	6.9	4
935	New 2016	0.8	4
936	New 2016	3.9	4
937	New 2016	0.8	4
938	New 2016	6.3	4
940	New 2016	3.2	4
941	New 2016	2.8	4
944	New 2016	3.0	4
945	New 2016	4.9	4
946	New 2016	4.0	4
947	New 2016	26.4	4
949	New 2016	3.7	4

Line Number	Group	Acreage	Biodiversity
951	New 2016	1.1	4
953	New 2016	6.5	4
955	New 2016	4.2	4
956	New 2016	3.1	4
958	New 2016	5.3	4
960	New 2016	0.5	4
962	New 2016	3.4	4
964	New 2016	1.0	4
965	New 2016	5.0	4
966	New 2016	3.0	4
967	New 2016	9.5	4
968	New 2016	3.4	4
969	New 2016	5.6	4
970	New 2016	8.5	4
971	New 2016	8.6	4
997	New 2016	162.3	4
1002	New 2016	68.7	4
1006	New 2016	3.2	4
1008	New 2016	43.8	4
1010	New 2016	3.0	4
1011	New 2016	4.0	4
1012	New 2016	2.4	4
1013	New 2016	2.0	4
1014	New 2016	1.9	4
1016	New 2016	4.0	4
1020	New 2016	3.0	4
1022	New 2016	3.3	4
1023	New 2016	4.1	4

Line Number	Group	Acreage	Biodiversity
1025	New 2016	6.4	4
1040	New 2016	29.6	4
1041	New 2016	5.3	4
1043	New 2016	4.4	4
1045	New 2016	7.7	4
1048	New 2016	5.5	4
1049	New 2016	3.0	4
1053	New 2016	20.0	4
1058	New 2016	3.0	4
1065	New 2016	34.1	4
1069	New 2016	14.5	4
1073	New 2016	9.4	4
1074	New 2016	5.5	4
1075	New 2016	3.4	4
1076	New 2016	4.4	4
1078	New 2016	5.4	4
1081	New 2016	4.9	4
1083	New 2016	4.3	4
1084	New 2016	4.0	4
1085	New 2016	3.0	4
1086	New 2016	7.4	4
1087	New 2016	3.0	4
1088	New 2016	2.1	4
1089	New 2016	37.0	4
1090	New 2016	25.8	4
1091	New 2016	1.5	4
1092	New 2016	1.0	4
1093	New 2016	1.5	4

Line Number	Group	Acreage	Biodiversity
1096	New 2016	2.0	4
1097	New 2016	1.6	4
1098	New 2016	10.4	4
1099	New 2016	8.1	4
1101	New 2016	2.0	4
1102	New 2016	4.4	4
1103	New 2016	2.0	4
1104	New 2016	5.9	4
1105	New 2016	7.7	4
1106	New 2016	67.7	4
1107	New 2016	6.2	4
1108	New 2016	18.6	4
1109	New 2016	8.2	4
1110	New 2016	11.9	4
1111	New 2016	10.1	4
1112	New 2016	21.0	4
1113	New 2016	4.5	4
1114	New 2016	0.3	4
1115	New 2016	1.0	4
1118	New 2016	3.0	4
1119	New 2016	0.5	4
1121	New 2016	1.0	4
1123	New 2016	6.1	4
1124	New 2016	2.5	4
1125	New 2016	53.2	4
1128	New 2016	1.9	4
3	Group 1	38.0	3
4	Group 1	62.0	3

Line Number	Group	Acreage	Biodiversity
9	Group 1	115.0	3
11	Group 2	150.0	3
14	Group 2	18.0	3
16	Group 2	228.0	3
18	Group 2	26.0	3
21	Group 2	142.0	3
22	Group 2	28.0	3
31	Group 2	115.0	3
32	Group 2	139.0	3
42	Group 3	164.0	3
52	Group 3	15.0	3
55	Group 3	30.0	3
58	Group 3	67.0	3
59	Group 3	90.0	3
60	Group 3	91.0	3
61	Group 3	110.0	3
62	Group 3	85.0	3
63	Group 3	17.0	3
64	Group 3	118.0	3
65	Group 3	34.0	3
66	Group 3	106.0	3
68	Group 3	31.0	3
70	Group 3	89.0	3
76	Group 3	20.0	3
78	Group 3	18.0	3
79	Group 3	17.0	3
85	Group 3	17.0	3
91	Group 3	29.0	3

Line Number	Group	Acreage	Biodiversity
92	Group 3	87.0	3
94	Group 3	82.0	3
98	Group 3	11.0	3
104	Group 4	124.0	3
105	Group 4	45.0	3
106	Group 4	50.0	3
109	Group 4	54.0	3
112	Group 4	26.0	3
116	Group 4	19.0	3
121	Group 4	82.0	3
122	Group 4	18.0	3
123	Group 4	11.0	3
124	Group 4	7.0	3
126	Group 4	5.0	3
127	Group 4	31.0	3
128	Group 4	23.0	3
130	Group 4	16.0	3
131	Group 4	46.0	3
132	Group 4	60.0	3
133	Group 4	28.0	3
137	Group 4	12.0	3
138	Group 4	10.0	3
139	Group 4	43.0	3
140	Group 4	25.0	3
141	Group 4	40.0	3
142	Group 4	19.0	3
144	Group 4	30.0	3
149	Group 4	9.0	3

Line Number	Group	Acreage	Biodiversity
155	Group 5	54.0	3
156	Group 5	20.0	3
157	Group 5	13.0	3
161	Group 5	28.0	3
166	Group 5	4.0	3
167	Group 5	34.0	3
168	Group 5	53.0	3
169	Group 5	16.0	3
170	Group 5	10.0	3
171	Group 5	32.0	3
176	Group 5	40.0	3
178	Group 5	25.0	3
179	Group 5	10.0	3
180	Group 5	17.0	3
183	Group 5	16.0	3
187	Group 5	22.0	3
188	Group 5	20.0	3
189	Group 5	3.0	3
190	Group 5	38.0	3
198	Group 6	17.0	3
199	Group 6	22.0	3
200	Group 6	13.0	3
207	Group 6	10.0	3
209	Group 6	14.0	3
210	Group 6	24.0	3
211	Group 6	26.0	3
212	Group 6	27.0	3
215	Group 6	13.0	3

Line Number	Group	Acreage	Biodiversity
216	Group 6	25.0	3
220	New 2016	15.0	3
221	New 2016	0.8	3
222	New 2016	17.5	3
224	New 2016	2.3	3
225	New 2016	0.8	3
226	New 2016	1.6	3
232	New 2016	3.5	3
233	New 2016	0.8	3
237	New 2016	144.5	3
238	New 2016	111.9	3
241	New 2016	18.6	3
243	New 2016	5.0	3
244	New 2016	8.0	3
245	New 2016	5.0	3
246	New 2016	9.6	3
247	New 2016	0.4	3
248	New 2016	0.6	3
249	New 2016	4.6	3
250	New 2016	4.6	3
251	New 2016	3.4	3
252	New 2016	0.6	3
253	New 2016	0.6	3
254	New 2016	8.0	3
255	New 2016	6.3	3
256	New 2016	4.5	3
257	New 2016	4.7	3
258	New 2016	2.2	3

Line Number	Group	Acreage	Biodiversity
259	New 2016	5.1	3
260	New 2016	29.7	3
261	New 2016	8.0	3
262	New 2016	4.1	3
263	New 2016	1.9	3
264	New 2016	5.4	3
265	New 2016	2.5	3
266	New 2016	1.0	3
267	New 2016	3.3	3
268	New 2016	1.6	3
269	New 2016	1.4	3
270	New 2016	3.0	3
271	New 2016	3.0	3
272	New 2016	8.7	3
273	New 2016	1.0	3
275	New 2016	5.0	3
276	New 2016	1.0	3
277	New 2016	2.3	3
279	New 2016	4.9	3
280	New 2016	0.9	3
281	New 2016	1.0	3
282	New 2016	5.0	3
283	New 2016	1.3	3
284	New 2016	2.1	3
285	New 2016	0.6	3
286	New 2016	1.2	3
287	New 2016	1.1	3
288	New 2016	0.5	3

Line Number	Group	Acreage	Biodiversity
289	New 2016	1.4	3
290	New 2016	2.8	3
291	New 2016	3.6	3
292	New 2016	2.9	3
293	New 2016	0.7	3
294	New 2016	2.2	3
295	New 2016	0.8	3
298	New 2016	43.2	3
299	New 2016	22.0	3
303	New 2016	1.1	3
308	New 2016	115.3	3
318	New 2016	246.6	3
319	New 2016	246.6	3
320	New 2016	246.6	3
321	New 2016	246.6	3
324	New 2016	10.6	3
325	New 2016	8.7	3
326	New 2016	15.4	3
353	New 2016	1.1	3
356	New 2016	0.8	3
358	New 2016	1.4	3
362	New 2016	1.0	3
364	New 2016	0.6	3
367	New 2016	0.6	3
370	New 2016	1.3	3
380	New 2016	5.1	3
381	New 2016	2.2	3
382	New 2016	0.1	3

Line Number	Group	Acreage	Biodiversity
383	New 2016	0.1	3
384	New 2016	0.3	3
385	New 2016	10.1	3
386	New 2016	5.0	3
389	New 2016	9.5	3
390	New 2016	2.5	3
391	New 2016	5.0	3
393	New 2016	5.0	3
394	New 2016	4.0	3
395	New 2016	5.0	3
396	New 2016	4.0	3
399	New 2016	5.8	3
406	New 2016	5.3	3
409	New 2016	3.7	3
410	New 2016	0.5	3
411	New 2016	0.5	3
412	New 2016	26.9	3
413	New 2016	4.0	3
414	New 2016	6.0	3
415	New 2016	6.3	3
417	New 2016	10.6	3
419	New 2016	13.0	3
426	New 2016	4.0	3
427	New 2016	6.3	3
428	New 2016	4.2	3
429	New 2016	4.0	3
430	New 2016	5.3	3
431	New 2016	6.7	3

Line Number	Group	Acreage	Biodiversity
432	New 2016	1.1	3
433	New 2016	1.4	3
434	New 2016	0.5	3
435	New 2016	3.7	3
436	New 2016	14.0	3
437	New 2016	9.7	3
438	New 2016	1.1	3
439	New 2016	2.0	3
440	New 2016	5.0	3
441	New 2016	6.5	3
442	New 2016	5.0	3
443	New 2016	0.0	3
444	New 2016	0.8	3
445	New 2016	1.7	3
446	New 2016	6.9	3
447	New 2016	0.4	3
448	New 2016	3.5	3
449	New 2016	5.8	3
450	New 2016	6.0	3
451	New 2016	3.1	3
452	New 2016	1.9	3
453	New 2016	3.2	3
454	New 2016	0.5	3
455	New 2016	0.3	3
456	New 2016	0.3	3
457	New 2016	0.2	3
458	New 2016	0.2	3
459	New 2016	0.3	3

Line Number	Group	Acreage	Biodiversity
460	New 2016	4.9	3
461	New 2016	0.9	3
462	New 2016	2.4	3
463	New 2016	0.0	3
464	New 2016	13.9	3
478	New 2016	11.3	3
480	New 2016	5.7	3
484	New 2016	7.3	3
486	New 2016	4.4	3
487	New 2016	4.0	3
500	New 2016	6.4	3
501	New 2016	0.3	3
502	New 2016	2.6	3
503	New 2016	1.8	3
504	New 2016	0.3	3
506	New 2016	0.2	3
508	New 2016	0.9	3
509	New 2016	1.0	3
510	New 2016	0.5	3
511	New 2016	4.5	3
512	New 2016	2.8	3
519	New 2016	3.1	3
520	New 2016	5.6	3
522	New 2016	2.4	3
523	New 2016	0.4	3
525	New 2016	3.0	3
526	New 2016	0.4	3
527	New 2016	1.3	3

Line Number	Group	Acreage	Biodiversity
528	New 2016	0.5	3
529	New 2016	3.0	3
530	New 2016	3.2	3
531	New 2016	4.2	3
532	New 2016	3.5	3
537	New 2016	4.7	3
538	New 2016	0.7	3
539	New 2016	4.0	3
540	New 2016	4.4	3
541	New 2016	4.4	3
542	New 2016	39.3	3
543	New 2016	2.1	3
544	New 2016	114.7	3
545	New 2016	1.7	3
546	New 2016	6.8	3
547	New 2016	5.1	3
548	New 2016	5.4	3
549	New 2016	1.3	3
551	New 2016	0.7	3
553	New 2016	0.3	3
554	New 2016	1.5	3
555	New 2016	0.3	3
556	New 2016	1.6	3
558	New 2016	24.5	3
559	New 2016	1.9	3
560	New 2016	4.0	3
561	New 2016	1.6	3
562	New 2016	1.2	3

Line Number	Group	Acreage	Biodiversity
563	New 2016	0.5	3
565	New 2016	0.6	3
566	New 2016	0.7	3
568	New 2016	0.7	3
569	New 2016	0.7	3
570	New 2016	0.7	3
571	New 2016	0.8	3
572	New 2016	1.0	3
573	New 2016	1.0	3
574	New 2016	8.4	3
575	New 2016	1.6	3
576	New 2016	1.8	3
584	New 2016	2.6	3
586	New 2016	1.5	3
587	New 2016	11.4	3
588	New 2016	5.5	3
589	New 2016	2.2	3
590	New 2016	3.2	3
591	New 2016	41.0	3
593	New 2016	2.6	3
594	New 2016	2.3	3
595	New 2016	1.9	3
596	New 2016	2.7	3
597	New 2016	9.6	3
598	New 2016	32.2	3
599	New 2016	2.0	3
600	New 2016	19.3	3
601	New 2016	21.8	3

Line Number	Group	Acreage	Biodiversity
602	New 2016	13.8	3
603	New 2016	8.1	3
604	New 2016	12.6	3
605	New 2016	3.0	3
606	New 2016	6.6	3
607	New 2016	8.0	3
608	New 2016	36.7	3
609	New 2016	7.8	3
610	New 2016	19.5	3
611	New 2016	8.5	3
612	New 2016	10.9	3
613	New 2016	6.7	3
614	New 2016	1.4	3
615	New 2016	18.3	3
616	New 2016	1.3	3
617	New 2016	12.1	3
619	New 2016	2.8	3
620	New 2016	13.8	3
622	New 2016	3.2	3
625	New 2016	78.4	3
626	New 2016	39.6	3
627	New 2016	1.1	3
628	New 2016	3.4	3
630	New 2016	1.7	3
631	New 2016	12.1	3
632	New 2016	2.2	3
633	New 2016	3.0	3
634	New 2016	2.5	3

Line Number	Group	Acreage	Biodiversity
635	New 2016	3.0	3
638	New 2016	5.0	3
639	New 2016	3.9	3
641	New 2016	2.0	3
642	New 2016	2.3	3
643	New 2016	7.2	3
644	New 2016	86.2	3
645	New 2016	0.5	3
646	New 2016	0.7	3
647	New 2016	20.1	3
648	New 2016	0.3	3
649	New 2016	2.3	3
650	New 2016	1.1	3
651	New 2016	1.4	3
652	New 2016	1.6	3
654	New 2016	0.3	3
656	New 2016	0.6	3
658	New 2016	0.3	3
659	New 2016	0.3	3
660	New 2016	0.2	3
661	New 2016	0.2	3
662	New 2016	0.3	3
663	New 2016	1.2	3
664	New 2016	0.5	3
665	New 2016	0.4	3
666	New 2016	0.5	3
670	New 2016	24.4	3
671	New 2016	6.3	3

Line Number	Group	Acreage	Biodiversity
672	New 2016	4.0	3
673	New 2016	8.8	3
674	New 2016	32.2	3
675	New 2016	15.1	3
676	New 2016	7.4	3
677	New 2016	1.7	3
678	New 2016	2.0	3
679	New 2016	5.6	3
680	New 2016	1.0	3
681	New 2016	1.4	3
682	New 2016	1.5	3
683	New 2016	1.6	3
684	New 2016	1.8	3
685	New 2016	3.8	3
686	New 2016	2.5	3
687	New 2016	45.7	3
688	New 2016	14.3	3
689	New 2016	1.6	3
690	New 2016	12.8	3
691	New 2016	2.2	3
692	New 2016	1.7	3
693	New 2016	1.1	3
694	New 2016	1.0	3
695	New 2016	1.2	3
696	New 2016	1.8	3
697	New 2016	1.5	3
698	New 2016	0.5	3
699	New 2016	1.4	3

Line Number	Group	Acreage	Biodiversity
701	New 2016	7.6	3
702	New 2016	10.8	3
703	New 2016	10.8	3
704	New 2016	8.1	3
705	New 2016	4.0	3
706	New 2016	5.2	3
707	New 2016	2.2	3
709	New 2016	1.2	3
710	New 2016	10.2	3
711	New 2016	0.2	3
712	New 2016	2.1	3
713	New 2016	8.0	3
714	New 2016	2.3	3
719	New 2016	7.1	3
721	New 2016	31.4	3
727	New 2016	1.2	3
729	New 2016	1.0	3
732	New 2016	2.2	3
733	New 2016	2.1	3
734	New 2016	9.1	3
736	New 2016	10.5	3
738	New 2016	4.1	3
739	New 2016	3.0	3
742	New 2016	0.4	3
743	New 2016	0.5	3
744	New 2016	2.1	3
745	New 2016	1.5	3
746	New 2016	1.7	3

Line Number	Group	Acreage	Biodiversity
747	New 2016	9.3	3
748	New 2016	3.0	3
749	New 2016	0.5	3
754	New 2016	1.0	3
755	New 2016	2.7	3
756	New 2016	77.8	3
757	New 2016	3.0	3
758	New 2016	34.6	3
759	New 2016	17.8	3
760	New 2016	18.8	3
761	New 2016	5.0	3
762	New 2016	12.0	3
763	New 2016	3.0	3
764	New 2016	5.0	3
765	New 2016	10.6	3
766	New 2016	3.0	3
767	New 2016	5.2	3
768	New 2016	4.2	3
769	New 2016	4.3	3
770	New 2016	3.2	3
771	New 2016	3.0	3
772	New 2016	8.5	3
773	New 2016	4.9	3
774	New 2016	5.9	3
775	New 2016	5.3	3
776	New 2016	7.1	3
777	New 2016	6.9	3
778	New 2016	9.0	3

Line Number	Group	Acreage	Biodiversity
779	New 2016	8.5	3
780	New 2016	3.0	3
781	New 2016	4.9	3
782	New 2016	3.0	3
783	New 2016	3.4	3
784	New 2016	5.0	3
785	New 2016	6.4	3
786	New 2016	4.6	3
787	New 2016	8.0	3
788	New 2016	7.7	3
789	New 2016	7.9	3
790	New 2016	9.5	3
791	New 2016	8.4	3
793	New 2016	3.9	3
795	New 2016	3.9	3
803	New 2016	8.0	3
804	New 2016	4.3	3
805	New 2016	8.4	3
808	New 2016	2.5	3
809	New 2016	6.5	3
810	New 2016	6.0	3
811	New 2016	77.3	3
812	New 2016	1.0	3
813	New 2016	2.0	3
814	New 2016	1.3	3
815	New 2016	3.0	3
816	New 2016	3.8	3
817	New 2016	3.0	3

Line Number	Group	Acreage	Biodiversity
818	New 2016	12.3	3
841	New 2016	1.3	3
842	New 2016	24.2	3
845	New 2016	4.0	3
846	New 2016	5.1	3
847	New 2016	6.0	3
848	New 2016	5.6	3
854	New 2016	5.9	3
855	New 2016	5.9	3
857	New 2016	7.1	3
858	New 2016	3.0	3
859	New 2016	3.0	3
861	New 2016	4.2	3
863	New 2016	7.5	3
864	New 2016	4.0	3
873	New 2016	4.6	3
879	New 2016	5.0	3
880	New 2016	6.7	3
888	New 2016	3.1	3
889	New 2016	1.0	3
893	New 2016	1.8	3
899	New 2016	3.7	3
901	New 2016	3.1	3
902	New 2016	3.0	3
905	New 2016	3.0	3
907	New 2016	3.1	3
908	New 2016	3.2	3
909	New 2016	3.2	3

Line Number	Group	Acreage	Biodiversity
911	New 2016	0.7	3
913	New 2016	1.0	3
914	New 2016	3.0	3
915	New 2016	3.6	3
920	New 2016	4.6	3
921	New 2016	5.1	3
922	New 2016	3.0	3
923	New 2016	3.1	3
924	New 2016	10.8	3
925	New 2016	1.3	3
929	New 2016	2.8	3
932	New 2016	3.5	3
939	New 2016	1.5	3
942	New 2016	3.0	3
943	New 2016	18.9	3
948	New 2016	3.3	3
950	New 2016	3.0	3
952	New 2016	8.7	3
954	New 2016	3.0	3
957	New 2016	3.0	3
959	New 2016	29.0	3
961	New 2016	3.0	3
963	New 2016	3.4	3
972	New 2016	0.2	3
973	New 2016	4.3	3
974	New 2016	3.7	3
975	New 2016	1.0	3
976	New 2016	0.9	3

Line Number	Group	Acreage	Biodiversity
977	New 2016	3.0	3
978	New 2016	3.0	3
979	New 2016	0.8	3
980	New 2016	5.9	3
981	New 2016	3.2	3
982	New 2016	6.0	3
983	New 2016	3.5	3
984	New 2016	4.0	3
985	New 2016	4.8	3
986	New 2016	4.7	3
987	New 2016	5.8	3
988	New 2016	6.3	3
989	New 2016	18.4	3
990	New 2016	3.0	3
991	New 2016	5.0	3
992	New 2016	7.5	3
993	New 2016	3.6	3
994	New 2016	3.1	3
995	New 2016	3.0	3
996	New 2016	1.9	3
998	New 2016	10.0	3
999	New 2016	3.5	3
1000	New 2016	1.0	3
1001	New 2016	5.1	3
1003	New 2016	3.0	3
1004	New 2016	3.0	3
1005	New 2016	3.0	3
1007	New 2016	6.5	3

Line Number	Group	Acreage	Biodiversity
1009	New 2016	5.7	3
1015	New 2016	12.8	3
1018	New 2016	5.2	3
1019	New 2016	3.3	3
1024	New 2016	1.0	3
1026	New 2016	2.8	3
1027	New 2016	1.4	3
1028	New 2016	1.3	3
1029	New 2016	3.0	3
1030	New 2016	1.1	3
1031	New 2016	1.0	3
1032	New 2016	8.5	3
1033	New 2016	6.2	3
1034	New 2016	5.0	3
1042	New 2016	4.7	3
1046	New 2016	6.7	3
1047	New 2016	10.7	3
1050	New 2016	11.7	3
1051	New 2016	3.0	3
1052	New 2016	9.3	3
1054	New 2016	4.7	3
1055	New 2016	5.6	3
1056	New 2016	16.1	3
1057	New 2016	3.6	3
1059	New 2016	2.0	3
1060	New 2016	3.0	3
1061	New 2016	2.1	3
1062	New 2016	19.7	3

Line Number	Group	Acreage	Biodiversity
1063	New 2016	20.5	3
1064	New 2016	1.0	3
1066	New 2016	1.2	3
1067	New 2016	4.2	3
1068	New 2016	13.0	3
1070	New 2016	3.0	3
1071	New 2016	3.0	3
1072	New 2016	6.2	3
1077	New 2016	3.0	3
1079	New 2016	3.5	3
1080	New 2016	6.0	3
1082	New 2016	7.3	3
1094	New 2016	0.6	3
1095	New 2016	2.2	3
1100	New 2016	1.1	3
1116	New 2016	3.9	3
1117	New 2016	0.9	3
1120	New 2016	1.3	3
1122	New 2016	0.6	3
1126	New 2016	3.7	3
1127	New 2016	1.8	3
1129	New 2016	1.0	3
1130	New 2016	2.2	3
2	Group 1	11.0	2
6	Group 1	93.0	2
8	Group 1	30.0	2
17	Group 2	68.0	2
26	Group 2	11.0	2

Line Number	Group	Acreage	Biodiversity
27	Group 2	16.0	2
35	Group 2	20.0	2
39	Group 2	27.0	2
47	Group 3	10.0	2
48	Group 3	59.0	2
49	Group 3	37.0	2
50	Group 3	10.0	2
51	Group 3	5.0	2
57	Group 3	58.0	2
71	Group 3	86.0	2
72	Group 3	16.0	2
73	Group 3	17.0	2
74	Group 3	108.0	2
75	Group 3	16.0	2
82	Group 3	20.0	2
84	Group 3	16.0	2
102	Group 3	17.0	2
103	Group 4	27.0	2
107	Group 4	4.0	2
115	Group 4	13.0	2
117	Group 4	25.0	2
125	Group 4	36.0	2
129	Group 4	31.0	2
143	Group 4	69.0	2
153	Group 5	12.0	2
154	Group 5	13.0	2
158	Group 5	14.0	2
159	Group 5	24.0	2

Line Number	Group	Acreage	Biodiversity
160	Group 5	34.0	2
163	Group 5	17.0	2
173	Group 5	16.0	2
174	Group 5	16.0	2
175	Group 5	13.0	2
177	Group 5	20.0	2
195	Group 5	12.0	2
196	Group 5	21.0	2
201	Group 6	40.0	2
204	Group 6	26.0	2
205	Group 6	30.0	2
206	Group 6	10.0	2
208	Group 6	34.0	2
213	Group 6	11.0	2
219	New 2016	4.2	2
227	New 2016	0.5	2
228	New 2016	1.1	2
230	New 2016	1.2	2
234	New 2016	0.5	2
235	New 2016	4.2	2
236	New 2016	35.7	2
242	New 2016	39.0	2
296	New 2016	9.6	2
304	New 2016	0.9	2
305	New 2016	0.3	2
306	New 2016	0.3	2
310	New 2016	10.2	2
311	New 2016	8.3	2

Line Number	Group	Acreage	Biodiversity
313	New 2016	3.8	2
322	New 2016	246.6	2
323	New 2016	246.6	2
333	New 2016	0.8	2
335	New 2016	1.1	2
336	New 2016	1.9	2
337	New 2016	1.8	2
338	New 2016	1.9	2
339	New 2016	1.6	2
340	New 2016	1.2	2
341	New 2016	1.5	2
342	New 2016	0.6	2
343	New 2016	0.6	2
344	New 2016	0.6	2
345	New 2016	1.8	2
346	New 2016	1.2	2
347	New 2016	0.2	2
348	New 2016	1.6	2
349	New 2016	0.6	2
350	New 2016	0.6	2
351	New 2016	1.3	2
352	New 2016	0.8	2
379	New 2016	5.3	2
397	New 2016	4.0	2
398	New 2016	5.0	2
402	New 2016	4.7	2
403	New 2016	1.9	2

404	New 2016	4.7	2
470	New 2016	0.6	2
471	New 2016	1.6	2
472	New 2016	0.2	2
473	New 2016	4.0	2
474	New 2016	0.3	2
475	New 2016	0.3	2
476	New 2016	1.6	2
481	New 2016	6.9	2
482	New 2016	3.3	2
483	New 2016	4.9	2
485	New 2016	10.0	2
505	New 2016	1.7	2
507	New 2016	27.5	2
718	New 2016	4.1	2
720	New 2016	6.0	2
722	New 2016	26.6	2
724	New 2016	2.5	2
728	New 2016	1.0	2
730	New 2016	4.5	2
731	New 2016	0.9	2
735	New 2016	1.7	2
792	New 2016	0.6	2
794	New 2016	1.0	2
797	New 2016	4.8	2
798	New 2016	2.7	2
802	New 2016	6.2	2
822	New 2016	4.2	2
825	New 2016	2.3	2

826	New 2016	2.3	2
827	New 2016	1.2	2
828	New 2016	4.7	2
829	New 2016	1.3	2
830	New 2016	1.3	2
831	New 2016	1.3	2
832	New 2016	1.9	2
833	New 2016	0.5	2
834	New 2016	2.7	2
835	New 2016	1.3	2
836	New 2016	0.7	2
837	New 2016	9.0	2
838	New 2016	6.1	2
839	New 2016	4.9	2
840	New 2016	6.6	2
849	New 2016	3.2	2
850	New 2016	1.0	2
851	New 2016	2.0	2
1017	New 2016	62.1	2
1021	New 2016	1.0	2
1035	New 2016	15.4	2
1036	New 2016	3.0	2
1037	New 2016	4.0	2
1039	New 2016	1.6	2
1044	New 2016	4.4	2
1	Group 1	37.0	1
12	Group 2	5.0	1
20	Group 2	18.0	1
23	Group 2	17.0	1

30	Group 2	93.0	1
36	Group 2	41.0	1
37	Group 2	24.0	1
54	Group 3	2.0	1
83	Group 3	11.0	1
95	Group 3	16.0	1
108	Group 4	3.0	1
118	Group 4	13.0	1
119	Group 4	11.0	1
147	Group 4	26.0	1
214	Group 6	10.0	1
217	New 2016	3.0	1
218	New 2016	11.0	1
274	New 2016	1.0	1
278	New 2016	1.4	1
307	New 2016	5.1	1
328	New 2016	0.8	1
329	New 2016	0.7	1
330	New 2016	0.9	1
331	New 2016	1.4	1
332	New 2016	0.3	1
334	New 2016	4.0	1
373	New 2016	16.0	1
374	New 2016	4.3	1
375	New 2016	8.4	1
408	New 2016	1.1	1
477	New 2016	1.2	1
479	New 2016	0.6	1
624	New 2016	3.0	1

723	New 2016	9.9	1
725	New 2016	1.2	1
726	New 2016	2.6	1
737	New 2016	2.0	1
752	New 2016	1.0	1
753	New 2016	1.7	1
796	New 2016	3.0	1
799	New 2016	4.1	1
801	New 2016	7.6	1
856	New 2016	2.3	1
860	New 2016	5.0	1
862	New 2016	5.1	1
866	New 2016	5.0	1
870	New 2016	3.8	1
1038	New 2016	3.0	1
Total		20344.2	

Table 2.7 Hudson Riverfront

Line Number	Group	Acreage	Riverfront Points
1	Group 1	37.0	6
2	Group 1	11.0	6
3	Group 1	38.0	6
4	Group 1	62.0	6
5	Group 1	30.0	6
6	Group 1	93.0	6
7	Group 1	63.0	6
8	Group 1	30.0	6
9	Group 1	115.0	6
10	Group 1	103.0	6
11	Group 2	150.0	5
12	Group 2	5.0	5
13	Group 2	13.0	5
14	Group 2	18.0	5
15	Group 2	5.0	5
16	Group 2	228.0	5
17	Group 2	68.0	5
18	Group 2	26.0	5
19	Group 2	32.0	5
20	Group 2	18.0	5
21	Group 2	142.0	5
22	Group 2	28.0	5
23	Group 2	17.0	5
24	Group 2	131.0	5
25	Group 2	96.0	5
26	Group 2	11.0	5
27	Group 2	16.0	5

Points accrued for parcels identified as Hudson River waterfront lands

These parcels include those that have been identified as important because they directly front on the Hudson River or are within the immediate watershed of the River, as outlined below. These attributes result in a total of 215 parcels containing 8,995.4 acres of land.

Parcel Points Assigned Based Upon the Following Attributes:

1. Lands abutting the Hudson River
2. Lands located within the Town of Red Hook Waterfront Conservation Zoning District

For a complete breakdown of each parcel, including all additional information used in the ranking, see the updated Appendix A to the 2016 CPP Update.

Line Number	Group	Acreage	Riverfront Points
28	Group 2	10.0	5
29	Group 2	5.4	5
30	Group 2	93.0	5
31	Group 2	115.0	5
32	Group 2	139.0	5
33	Group 2	84.0	5
34	Group 2	37.0	5
35	Group 2	20.0	5
36	Group 2	41.0	5
37	Group 2	24.0	5
38	Group 2	40.0	5
39	Group 2	27.0	5
40	Group 3	162.0	4
41	Group 3	74.0	4
42	Group 3	164.0	4
43	Group 3	18.0	4
44	Group 3	161.0	4
45	Group 3	33.0	4
46	Group 3	125.0	4
47	Group 3	10.0	4
48	Group 3	59.0	4
49	Group 3	37.0	4
50	Group 3	10.0	4
51	Group 3	5.0	4
52	Group 3	15.0	4
53	Group 3	168.0	4
54	Group 3	2.0	4
55	Group 3	30.0	4

Line Number	Group	Acreage	Riverfront Points
56	Group 3	4.0	4
57	Group 3	58.0	4
58	Group 3	67.0	4
59	Group 3	90.0	4
60	Group 3	91.0	4
61	Group 3	110.0	5
62	Group 3	85.0	4
63	Group 3	17.0	4
64	Group 3	118.0	4
65	Group 3	34.0	4
66	Group 3	106.0	4
67	Group 3	114.0	4
68	Group 3	31.0	4
69	Group 3	134.0	4
70	Group 3	89.0	4
71	Group 3	86.0	4
72	Group 3	16.0	4
73	Group 3	17.0	4
74	Group 3	108.0	4
75	Group 3	16.0	4
76	Group 3	20.0	4
77	Group 3	44.0	4
78	Group 3	18.0	4
79	Group 3	17.0	4
80	Group 3	28.0	4
81	Group 3	78.0	4
82	Group 3	20.0	4
83	Group 3	11.0	4

Line Number	Group	Acreage	Riverfront Points
84	Group 3	16.0	4
85	Group 3	17.0	4
86	Group 3	48.0	4
87	Group 3	20.0	4
88	Group 3	14.0	4
89	Group 3	17.0	4
90	Group 3	20.0	4
91	Group 3	29.0	4
92	Group 3	87.0	4
93	Group 3	174.0	4
94	Group 3	82.0	4
95	Group 3	16.0	4
96	Group 3	11.0	4
97	Group 3	6.0	4
98	Group 3	11.0	4
99	Group 3	8.0	4
100	Group 3	98.0	4
101	Group 3	98.0	4
102	Group 3	17.0	4
103	Group 4	27.0	3
104	Group 4	124.0	3
105	Group 4	45.0	3
106	Group 4	50.0	3
107	Group 4	4.0	3
108	Group 4	3.0	3
109	Group 4	54.0	3
110	Group 4	65.0	3
111	Group 4	28.0	3

Line Number	Group	Acreage	Riverfront Points
112	Group 4	26.0	3
113	Group 4	34.0	3
114	Group 4	24.0	3
115	Group 4	13.0	3
116	Group 4	19.0	3
117	Group 4	25.0	3
118	Group 4	13.0	3
119	Group 4	11.0	3
120	Group 4	34.0	3
121	Group 4	82.0	3
122	Group 4	18.0	3
123	Group 4	11.0	3
124	Group 4	7.0	3
125	Group 4	36.0	3
126	Group 4	5.0	3
127	Group 4	31.0	3
128	Group 4	23.0	3
129	Group 4	31.0	3
130	Group 4	16.0	3
131	Group 4	46.0	3
132	Group 4	60.0	3
133	Group 4	28.0	3
134	Group 4	101.0	3
135	Group 4	15.0	3
136	Group 4	7.0	3
137	Group 4	12.0	3
138	Group 4	10.0	3
139	Group 4	43.0	3

Line Number	Group	Acreage	Riverfront Points
140	Group 4	25.0	3
141	Group 4	40.0	3
142	Group 4	19.0	3
143	Group 4	69.0	3
144	Group 4	30.0	3
145	Group 4	6.0	3
146	Group 4	127.0	3
147	Group 4	26.0	3
148	Group 4	15.0	3
149	Group 4	9.0	3
150	Group 4	34.0	3
151	Group 4	86.0	3
152	Group 4	49.0	3
153	Group 5	12.0	2
154	Group 5	13.0	2
155	Group 5	54.0	2
156	Group 5	20.0	2
157	Group 5	13.0	2
158	Group 5	14.0	2
159	Group 5	24.0	2
160	Group 5	34.0	2
161	Group 5	28.0	2
162	Group 5	18.0	4
163	Group 5	17.0	2
164	Group 5	4.0	2
165	Group 5	78.0	2
166	Group 5	4.0	2
167	Group 5	34.0	2

Line Number	Group	Acreage	Riverfront Points
168	Group 5	53.0	2
169	Group 5	16.0	2
170	Group 5	10.0	2
171	Group 5	32.0	2
172	Group 5	29.0	2
173	Group 5	16.0	2
174	Group 5	16.0	2
175	Group 5	13.0	2
176	Group 5	40.0	2
177	Group 5	20.0	2
178	Group 5	25.0	2
179	Group 5	10.0	2
180	Group 5	17.0	2
181	Group 5	157.0	2
182	Group 5	27.0	2
183	Group 5	16.0	2
184	Group 5	10.0	2
185	Group 5	13.0	2
186	Group 5	22.0	2
187	Group 5	22.0	2
188	Group 5	20.0	2
189	Group 5	3.0	2
190	Group 5	38.0	2
191	Group 5	5.0	2
192	Group 5	10.0	2
193	Group 5	85.0	2
194	Group 5	25.0	2
195	Group 5	12.0	2

Line Number	Group	Acreage	Riverfront Points
196	Group 5	21.0	2
197	Group 5	30.0	2
198	Group 6	17.0	1
199	Group 6	22.0	1
200	Group 6	13.0	1
201	Group 6	40.0	1
202	Group 6	21.0	1
203	Group 6	41.0	1
204	Group 6	26.0	1
205	Group 6	30.0	1
206	Group 6	10.0	1
207	Group 6	10.0	1
208	Group 6	34.0	1
209	Group 6	14.0	1
210	Group 6	24.0	1
211	Group 6	26.0	1
212	Group 6	27.0	1
213	Group 6	11.0	1
214	Group 6	10.0	1
215	Group 6	13.0	1
Total		8995.4	

Town of Red Hook Community Preservation Project Plan

PART 3. 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 21 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 seven target areas identified in Part 2 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 3.3 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 3.4) 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 3.4, 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 19 applicable land use alternatives have been enacted as part of the Town Code of the Town of Red Hook. Two (2) additional classes of land use alternatives involve fee simple acquisition and private conservation strategies. Table 3.3 provides a comprehensive outline of the 21 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 3.3: 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

Table 3.3: Existing Land Use Alternatives to Protect Community Character		
ID No.	Town Code Section	Description
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
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

Table 3.3: Existing Land Use Alternatives to Protect Community Character		
ID No.	Town Code Section	Description
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
20	§§ 143-39.1 and 143-49.1	Agriculture Business Zoning District Traditional Neighborhood Development District
21	2011 Amendments to § 120	Conservation Subdivision

The following is a summary of each individual or class of land use alternative identified by Table 3.3 that will be available to the Town to implement the CPPP. It should be noted that both of the villages have adopted Zoning and other land use controls and these controls may be available to protect the resources identified herein within those municipalities. This CPP does not include an examination of 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.⁷ The Farmland Protection Program Guidelines and Criteria describing funding procedures and standards are

⁷ See Bond Resolution (Resolution 2003 #16) dated July 8, 2003.

attached to Resolution # 15 adopted by the Town Board on July 8, 2003. So far approximately \$2.2 million have been invested in the program but use of additional funds are subject to reauthorization of the balance of funds remaining.

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. To date, 2,762 acres have been preserved by the Town through purchase of development rights on the farms and open spaces identified in this Plan.

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 filling, 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 Villages of Red Hook and Tivoli have each established Green Committees, similar to the Town's Tree Preservation Commission. The Village of Red Hook committee is the Village Green Committee. That of the Village of Tivoli is simply the Village Green Committee. The Village of Red Hook also 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 1/2 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.

20. 2011 Zoning Local Law Amendments - §§ 143-39.1 and 143-49.1

In July of 2011, just two months after the original Community Preservation Plan was adopted, the Red Hook Town Board adopted sweeping changes to its Zoning Law that were designed to reinforce the Town’s Centers and Greenspaces Plan. The amendments created two new zoning districts, the Agricultural Business (AB) District and the Traditional Neighborhood Development (TND) District. The purpose of the AB District is to implement the goals of the Town’s Comprehensive Plan and Open Space Plan to protect agricultural lands, discourage incompatible land uses, and promote agriculture as a component of the local economy now and in the future.

The purpose of the TND District is to ensure that development adjacent to the Village of Red Hook is designed to conform to the Village’s traditional compact, pedestrian-oriented, mixed-use neighborhood pattern. Adoption of

these two new Zoning Districts promotes small town development, with close-knit villages surrounded by rural countryside, in keeping with traditional rural land use patterns of the Hudson Valley and in conformance with the Town's Comprehensive Plan and Open Space Plan, rather than sprawl-style development that had been previously allowed.

The TND District has the same features that characterize existing villages, such as walkable, mixed-use neighborhoods and more variety and choice in housing types. The "form-based" zoning of the District ensures that these features are included in new development.

The TND District consists of three subdistricts: the Commercial Center, the Residential Neighborhood, and the Office-Industrial area. The Commercial Center is designed similar to a traditional Main Street with buildings close to the sidewalk and parking behind buildings and along the street. Reduced setbacks permit shopfronts to be built to the sidewalk, and an increase in maximum lot coverage (up to 85% through incentive zoning) allows for a continuous row of shops to encourage walking.

The Office-Industrial Subdistrict, located south of Hannaford's, includes a requirement for a 200' vegetated buffer along Route 9 to preserve the Town's southern gateway. In the Office-Industrial Subdistrict, development potential is determined by the dimensional requirements of the district, including a maximum lot coverage of 45% and a maximum building coverage of 20%.

The Residential Neighborhood Subdistrict has a base zoning of one (1) dwelling unit per net acre. Developers can increase building potential above the base zoning, in keeping with the existing Village character, by contributing to a dedicated greenspace fund through incentive zoning. These funds are then used to purchase development rights from lands in the AB District, thereby shifting building potential from the Town's farmlands to its center.

Open Space Incentive Zoning provisions authorize adjustments to building potential in the TND District in exchange for funds to be used exclusively to preserve greenspaces in the AB District or alternatively in exchange for the permanent protection of land within the AB District, at no direct cost to residents and taxpayers of the Town. This is the mechanism for transferring building potential to lands that have been identified for development (i.e., "centers") in the Town's Comprehensive Plan from lands that have been identified in the Plan for conservation (i.e., "greenspaces").

A developer who wished to increase building potential above the base zoning in the TND District could contribute to a fund that can only be used to buy development rights from lands in the AB District. Alternatively, the developer can purchase development rights directly from a landowner in the AB District. In this way, residential development is promoted in the traditional neighborhoods, where it supports Village businesses and encourages

additional commercial development in the TND Commercial Center, rather than on farmland. In order to encourage village-scale density within the TND District, the Zoning amendments eliminate a density bonus for provision of central water in the R1 and R1.5 Districts that had previously existed.

Under the Zoning Amendments, large development projects in the TND Residential Subdistrict are required to consist of a minimum of three different housing types (such as houses, duplexes, multi-family, townhouses, etc.), with no one type comprising less than 20% of the total units proposed. Moreover, Row or Attached Dwellings were added as a permitted use in the R1 and Hamlet (H) Zoning Districts. These measures will ensure an adequate supply of more affordable housing types in the Town.

The AB District permits farmers greater business opportunities to enhance their farms, such as larger farm markets up to 4,000 square feet in size, wineries, distilleries and cider mills, and agritourism uses such as farm tours, B&B's, and harvest festivals. Many of these permitted uses receive a streamlined review process, requiring only minimal site plan review with no public hearings.

In the AB District, landowners can also avail themselves of different development options for their properties. Under the "conservation option," landowners can participate in the Town's purchase of development rights program, community preservation fund, or the proposed incentive zoning program to sell their development rights. Landowners are permitted to sell development rights at the rate allowed under the pre-2011 Zoning. For example, if a property was in the RD3 Zoning District, development rights can be sold at a rate of one development right per three buildable acres. This creates an incentive for landowners in the AB District to sell development rights and protect their lands rather than develop them for residential purposes.

Under the conservation option, landowners are permitted to retain the right to build some new homes on a farm in a farmstead complex without the need to subdivide. For example, an 80-acre parcel previously zoned RD3 would be permitted to sell development rights at the rate of one development right per 3 buildable acres, and in addition, can build two dwelling units, which would be deducted from the total number of permitted development rights and retained on the parcel in a farmstead complex.

Housing for farm labor is exempt from the calculation of retained farmstead dwelling units and can be located outside the farmstead complex. The farmstead complex is developed in a whole farm plan to be approved by the Planning Board. Housing for farm labor is exempt from the calculation of retained farmstead dwelling units and can be located outside the farmstead complex.

Under the "limited development option," landowners in the AB District can develop their lands at a reduced density based on a sliding scale, using

conservation subdivision design and siting guidelines to minimize impacts of new residential development on agricultural soils and other farms in the area.

The Zoning amendments also replace the Town's existing cluster regulations with provisions for conservation subdivisions to more concertedly preserve the natural and scenic qualities of open space (see § 143-33 above in # 12). A conservation subdivision permits greater design flexibility and smaller average lot sizes than otherwise possible in a conventional subdivision in order to preserve greenspaces on the remainder of the property without affecting building potential for the tract as a whole. Conservation subdivisions follow a four-step design process that identifies important natural resources, such as wetlands, valuable soils, habitats, and other special features of the site around which development is designed. This would allow limited development in the AB District and in other parts of the Town, where appropriate, to fit into the landscape while conserving greenspaces and minimizing impacts on agricultural lands.

The Zoning Amendments modified §143-23 of the Zoning Law to provide new criteria for determining buildable acreage and permitted density in all districts of the Town excepting the limited development option of the AB District and the TND District.

21. Subdivision Law Amendments - § 120

Two major amendments were enacted to the Town's Subdivision Regulations in July 2011 along with the Zoning changes, following adoption of the original Community Preservation Plan. First, provisions for conservation subdivision design, consistent with the simultaneous amendments to the Zoning Law, replace the previous provisions for residential cluster development. Included are new design standards for open space, house lots, streets and driveways in a conservation subdivision, and a new section outlining the four-step design process for a conservation subdivision.

The second major amendment is to the pre-application procedure, which adds the submission of a resource analysis map for major subdivisions based on the Model Subdivision Regulations prepared by Dutchess County Department of Planning and Development. The resource analysis map is submitted prior to a sketch plat and is based on an aerial map with information on the site's natural and built features taken from various readily available sources. The purpose of the resource analysis map is to help applicants and the Planning Board design a subdivision around a site's important natural and cultural features and to fit new development into the landscape in conformance with the Town's Comprehensive Plan and as recommended by the Greenway Guides.

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 19 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 3.4, 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 3.4: Town of Red Hook Community Preservation Plan: Evaluation of Available Land Use Alternatives to Protect Community Character

Land Use Alternatives (Refer to Table 3.3)																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
Target Areas																					
Agricultural Land	1	1	1	2			2					2	2	2		2		1	1	1	1
Ecologically Significant	1	1	1		2	2	2		2	2	2	1				2		1	1	1	1
Scenic Feature, Trail, Gateway	1	1	1	2		2	2	2				1			2	2	1	1	1	1	1
Historic Value	1	1	1			2		2				2			1	2		1	1	1	1
Village Area	1	1	1	2		2		2				2			1	2	2	1	1	1	1
Biodiversity Area	1	1	1		2	1	1	2	1	2	2	1				2		1	1	1	1
Hudson Riverfront	1	1	1			1	1		2	2	2	1			1	2	2	1	1	1	1

The following narrative summarizes the actual evaluation of land use alternatives by target area as portrayed by the Table 3.4 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 3.4 also describes the secondary techniques available to the Town to supplement the priority tools.

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 and the Village Green Committee in Tivoli.

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.

Target Area 6 – Significant Biodiversity Areas

The purpose of the AB District is to implement the goals of the Town's Comprehensive Plan and Open Space Plan to protect agricultural lands, discourage incompatible land uses, and promote agriculture as a component of the local economy now and in the future. The purpose of the TND District is to ensure that development adjacent to the Village of Red Hook is designed to conform to the Village's traditional compact, pedestrian-oriented, mixed-use neighborhood pattern. Adoption of these two new Zoning Districts in 2011 promotes small town development, with close-knit villages surrounded by rural countryside, in keeping with traditional rural land use patterns of the Hudson Valley and in conformance with the Town's Comprehensive Plan and Open Space Plan, rather than the sprawl-type development that was previously allowed by the Zoning. By relieving some of the development pressure from the less-developed portions of the Town, the TND and AB Districts may also have the ancillary benefit of diminishing development in areas of high habitat or connectivity value.

Conservation subdivision now more concertedly preserves the natural and scenic qualities of open space in the Town. For example, in the AB District, a minimum of 80% open space is now required to be permanently protected with a conservation

easement in a conservation subdivision. One of the simplest, and potentially most effective, methods of protecting critical habitats from development is to acquire the property in question. This could take the form of fee simple acquisition or the purchase of a conservation easement by a municipality or a recognized conservation organization.

Target Area 7 – Hudson Riverfront Areas

A variety of techniques are available to protect lands on or near the Hudson River. They include fee acquisition or purchase of conservation easements through the Community Preservation Fund including partnering with other public and private organizations. Seeking donations of conservation easements from landowners can also be pursued when the landowners wish to leave a legacy for future generations while obtaining potential tax benefits from doing so. The Zoning Law and Subdivision Regulations can also be used to protect open space, natural and cultural resources within Riverfront areas when new properties are subject to development.

Town of Red Hook
Community Preservation Project Plan

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

Town of Red Hook
Community Preservation Project Plan

Appendix B - Stewardship and Monitoring
Report

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)