

Town of Red Hook LWRP Monitoring Report June 2016

Community Background:

The Town of Red Hook is located on the east bank of the Hudson River, in Dutchess County, New York. It covers a total area of 40 square miles with a population of 11,319 (U.S. Census, 2010). The Town is bordered to the north with the Town of Clermont in Columbia County and the south with the Town of Rhinebeck. Its western border is marked by the Hudson River while its eastern border is the Town of Milan. The Town contains the Villages of Red Hook and Tivoli and the hamlets of Barrytown and Annandale-on-Hudson.

The Town of Red Hook has a coastal area that spans 7 miles along the Hudson River. Stony Creek, Mudder Kill and Saw Kill also wind through the town.

Historically, the Town was a predominately rural area intermixed with some residential and commercial activity focused in and around the Villages. The hamlet of Barrytown was once a busy rail depot and steamboat landing. Routes 9 and 9G are main transportation corridors that provide north-south access through the Town.

There are three New York State Significant Coastal Fish and Wildlife Habitats located in the Town's coastal area including the North and South Tivoli Bays, the Flats, and Esopus Estuary. These areas support an abundance of fish and wildlife species. The Town is also known for its scenic value and is included in the NYS designated Estates District Scenic Area of State Significance (SASS) and Ulster North SASS.



View of Tivoli Bays Wildlife Management Area



View of Launching Site in Tivoli Bays

Public access within the Town's waterfront area includes Tivoli Bay Wildlife Management Area and Poet's Walk. Tivoli Bays Wildlife Management Area is a freshwater tidal influenced bay and wetland complex that encompasses 1,468 acres. It includes Cruger Island and Magdalen Island. It is an ecologically rich habitat that supports a

variety of fish and wildlife species. Two hand-launching sites allow non-motorized boating access into the North Bays.

Poet's Walk Park, a 120-acre park owned by Scenic Hudson offers scenic views of the Hudson River. The park features two miles of trails through fields and forests with an overlook pavilion, footbridges, and benches. The surrounding land encompassing nearly 800 acres is protected by the Scenic Hudson Land Trust's conservation easements.

There are several private estates and/or properties on or near the Hudson River waterfront including Unification Theological Seminary, Montgomery Place, and Bard College. The Unification Theological Seminary has over 3 miles of existing trails that offer vantage points to the river. Trails include Father's Trail, Mother's Trail and the Theodore Roosevelt Trail. Montgomery Place, a 380-acre property purchased by Bard College in 2016, has a network of trails and paths that provide views of the river. The Bard College campus spanning nearly 1,000 acres also provides views of the river.



View of Hudson River from Montgomery Place

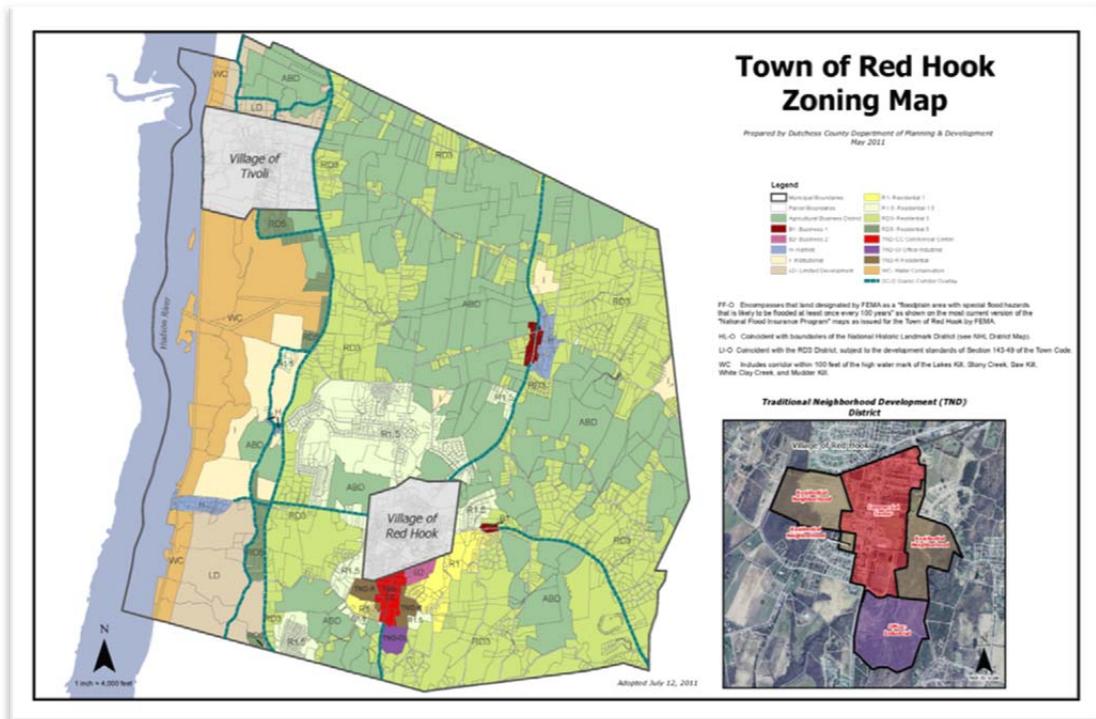
Collaborations with Department of State:

Since the completion of its Local Waterfront Revitalization Program (LWRP) in 1995, the Town has worked to advance its implementation. The Department of State (DOS) has awarded one Environmental Protection Fund Smart Growth grant to the Town (See chart: Grants Awarded - Town of Red Hook).

In 2011, the Town adopted amendments to Town code Chapter 143, entitled "Zoning", and Chapter 120, entitled "Subdivision of Land", and adopted amendments to their Comprehensive Plan. During the state environmental quality review process (SEQR), the Town completed a Generic Environmental Impact Statement (GEIS), which included a Build-Out Analysis and a Fiscal Impact Analysis. The adoption of the amendments to the Town Code and Comprehensive Plan has several benefits including:

- Maintaining the town's rural character by providing incentives for new development to be located within or adjacent to existing centers while discouraging a land use pattern that uniformly disperses development throughout the Town.

- Providing expanded opportunities for economic development by increasing the areas in the Town where commercial development can occur, particularly light industrial and office industrial, while protecting the gateways.
- Providing for a more comprehensive set of design regulations to govern new development in the Traditional Neighborhood Development (TND) District so that architectural and streetscape elements are more in keeping with the traditional and nationally significant historic character of the Town's settled areas.
- Implementing the current recommendation of the Town's Comprehensive Plan to protect rural and agricultural lands, discourage incompatible nearby land uses, and promote agriculture as a component of the local economy now and in the foreseeable future.
- Providing for a greater variety of housing styles, types, sizes, and costs to accommodate a diversity of age and income groups and residential preferences.



Town of Red Hook Zoning Map- (Amended December 2011)

LWRP Monitoring Process:

The goal of the monitoring process is for the Department of State - Office of Planning and Development (OPD) to assess a community's consistency with its LWRP and to understand implementation activities and decision-making procedures related to the LWRP. Additionally,

this process provides a forum for the community to highlight successes and to request technical and financial assistance for program implementation.

The Department of State (DOS) began the LWRP monitoring process for the Town of Red Hook by sending a letter which described the process and a list of survey questions. A conference call to discuss the survey questions and a site visit were held in April 2016. The tour provided DOS staff with an opportunity to see first-hand existing recreational opportunities and discuss potential projects within the Town's waterfront area. Representatives of the Town who participated in the LWRP monitoring process were Robert McKeon, Town Supervisor; Brenda Cagle, Trails Committee Member; Harry Colgan, Town Board Member; Michele Greig, Town Planning Consultant; and Paula Schoonmaker, Intermunicipal Task Force Member.

Office of Planning and Development Findings:

Overview

The Town of Red Hook LWRP was prepared in order to guide development within the coastal area in a way that protects and preserves natural resources and enhances public enjoyment of the waterfront.

While the Town's LWRP dates back to 1995, recent planning efforts by the Town include the development of an Open Space Plan in 2006, an Energy and Climate Action Plan in 2012, a document entitled "Planning for Resilient, Connected Natural Areas and Habitats: A Conservation Framework" in 2014, and a Trail Plan in 2016.

The Town recognizes the need to update its current land use plans and regulations to meet the future demands of growth and development. As indicated in the LWRP, the updates reflect the Town's desire to preserve its existing historic, scenic and environmental features. The Town adopted and/or amended a tree preservation law entitled "Trees" (Chapter 128) in 2008, a Conservation Easement Law in 2005, and a Flood Damage Prevention Law in 2012. The Town has made updates to its zoning code (Chapter 143) and the zoning district map. It is their intent to incorporate innovative planning techniques that will help them accommodate new development while retaining their rural character. Zoning updates made in 2011 include the amendment to the conservation subdivision law; the addition of an agricultural business district; the formation of a traditional neighborhood development district; and the addition of an open space incentive zoning law. The Town also added a historic preservation law entitled "Historic Structures and Districts" in 2016.

The conservation subdivision law provides a mechanism for the Planning Board during the subdivision review and approval process to allow for the protection of natural resources, historic or cultural resources, scenic features or preservation of neighborhood character. The agricultural business district (AB District) was established to allow for the protection of land for

agricultural purposes within the Town. One purpose for the formation of the Traditional Neighborhood Development District (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 and mixed-use neighborhood pattern. The open space incentive zoning allows adjustments to be made to permissible building potential and area requirements in the TND District for the specific purpose of preserving open space in the AB District.

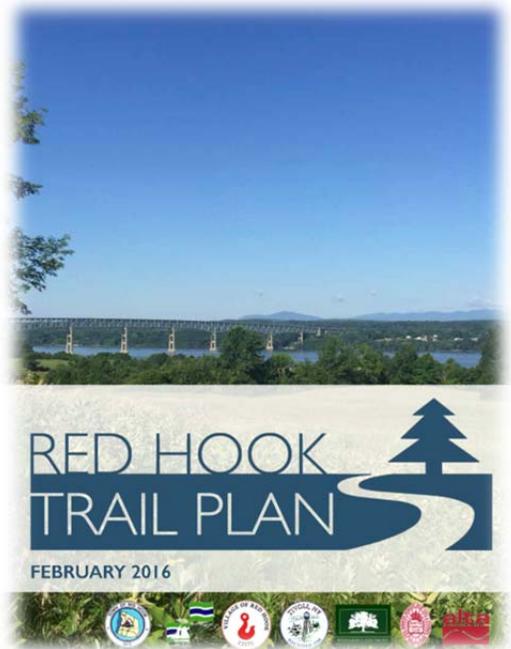
The historic preservation law recognizes the value of historic resources and hamlet districts within the Town and provides for their protection. In conjunction with the development of the historic preservation law, amendments were made to the Historic Landmarks Overlay District (HL-O) to provide additional standards for the preservation, restoration and conservation of their unique buildings and settings, and a design review committee was established.

The Town also recognizes the need to update their LWRP. DOS encourages the Town to update its 21-year old LWRP to serve as a strategic plan for the waterfront. This update would provide an opportunity to consider and incorporate potential projects and actions within the waterfront area. Potential projects and actions discussed were expanding public access opportunities to the Hudson River. It would also provide an opportunity to educate and train the Town on its responsibilities to ensure that all applicable actions taken by the Town are consistent with the LWRP. A key element would be formal local consistency training by DOS staff to all pertinent local officials and boards.

LWRP Implementation

Since its adoption in 1995 the Town has implemented several actions outlined in the LWRP to improve its waterfront.

- Conducted planning efforts for the Town's greenways and trails. In 1998, the Town conducted a trails feasibility study which assessed the existing conditions of their trail system and provided recommendations for the development of a comprehensive trail system. In 2000, the Town adopted Dutchess County's Greenway Connections guidebook as a town land use and development design guideline. In February 2016, the Town completed a trail plan to connect residents and visitors of the Town of Red Hook, Village of Red Hook and Village of Tivoli to town-wide destinations through a



Cover of Red Hook Trail Plan

comprehensive trail network. The trail plan supports the Town's Comprehensive Plan (1990) and Town's 1995 LWRP which promotes the development of recreational trails.

- Expanded recreational opportunities through the connection of existing trails within the Town. A section of the Hudson River Valley Greenway (HRVG) runs along a few corridors within the Town including NYS Route 9, the Unification Theological Seminary trails, and Poet's Walk trail. The Historic District Bike/Hike Trail runs along River Road providing a connection from the western side of town between Poet's Walk Park to the south and the Village of Tivoli to the north.
- Conducting an analysis of the Saw Kill watershed culvert data collected by Cornell University, NYS Water Resources Institute and DEC. The analysis will result in the development of a list of ten priority culverts for replacement that will be included in the Town's capital planning efforts. Conceptual design and cost estimates for upgrading and/or replacing the culverts will also be developed. This project aims to improve hydraulics and remove aquatic barriers in the watershed, which will benefit American Eel and other aquatic organism connectivity, while also reducing local flooding. This project has received funding through the NYS DEC Hudson River Estuary Program.

LWRP Document Accessibility

The Town's LWRP is available at the Town Supervisor's office. An electronic copy is available on DOS's web site at the following link:

http://docs.dos.ny.gov/communitieswaterfronts/LWRP/Red%20Hook_T/Index.html

Local Consistency Review

The Town of Red Hook Environmental Quality Review and Consistency Review Code (Chapter 68) was adopted in 1989 to provide for the protection and beneficial use of the natural and man-made resources within the Town's waterfront area by ensuring that actions classified as Type I or unlisted under Part 617 of Title 6 of NYCRR to be undertaken, approved or funded by town agencies will be undertaken in a manner consistent with the policies and purposes of the Town of Red Hook LWRP.

Per the Town's Consistency Review Code, whenever an agency of the Town receives an application for approval or funding of an action or as early as possible in the agency's formulation of a direct action to be located in the Coastal Area, the applicant, or in the case of a direct action, shall prepare a coastal assessment form (CAF) to assist in the consistency determination of the proposed action. The agency shall refer a copy of the completed CAF to the Town of Red Hook Planning Board within 10 days of its submission and, prior to making a determination, shall consider the recommendation of the Planning Board with reference to the

consistency of the proposed action. Following the referral of the CAF, the Planning Board has 30 days to make its determination of consistency and render a written recommendation. Along with its consistency recommendation, the Planning Board shall make any suggestions to the agency concerning modification of the proposed action to make it consistent with LWRP policy standards and conditions or to greater advance them.

Below is a list of an Environmental Protection Fund Smart Growth grant received by the Town in 2007.

Grants Awarded			
Environmental Protection Fund Smart Growth Grant			
Town of Red Hook			
Year	Amount of Grant	Project Description	Status
2007	\$50,000	The Town of Red Hook, in partnership with the Villages of Red Hook and Tivoli, implemented the recommendations of the Centers and Greenspaces Plan by amending the town's comprehensive plan and its zoning regulations to create a new agricultural business district to curb housing sprawl on rural and agricultural land and a new traditional neighborhood development district to encourage village-scale density where appropriate, as well as new open space incentive zoning.	Closed