



Centers and Greenspaces Plan

Red Hook Intermunicipal Task Force

Major Goals of Plan Process:

- Permanently protect important farmland and the rural countryside;
- Strengthen the commercial and residential base of the existing villages and hamlets;
- Transform the South Broadway strip into a traditional village extension;
- Use close-in smart growth to help finance a village sewer system.

Rural Success Story: Town and Village of Red Hook

An appointed Intermunicipal Task Force from the Town and Villages of Red Hook and Tivoli proposed zoning changes to save farms, protect rural character, reinforce traditional village centers, and promote economic development. The plan identified over 50 priority farms to be included in an Agricultural Business District, designed to replace the mostly 3-acre suburban-scale zoning and permit greater business opportunities for farmers. The Town's existing purchase of development rights (PDR) program would also receive extra funds through incentive zoning for development located close to the Village.

The 2011 [Centers and Greenspaces Plan](#) and [adopted zoning](#) included illustrative plans and detailed standards for walkable, mixed-use neighborhoods to ensure compatibility with the existing Village and to provide design guidance for future development proposals. Instead of reacting to random development locations, the plan offers a positive vision for where growth is mutually beneficial, acting as an advertisement for new economic investment and streamlining the review process. A [Fiscal Impact Analysis](#) showed that the proposed strategy could increase the commercial tax base and reduce the potential for town-wide residential development, limiting both sprawl and school tax impacts.

Since the Centers and Greenspaces zoning amendment was adopted, almost 1,000 additional acres of high priority farmland in the Agricultural Business District have been permanently protected through the PDR program. In the Traditional Neighborhood Development district, just south of the Village, the first major development proposal for a mix of 102 houses, attached townhouses, and smaller cottages is now before the Planning Board. If approved under the incentive zoning, this project would contribute an estimated \$660,000 to the Town's PDR fund, proving that **strong Centers save Greenspaces**.



Village of Red Hook and South Broadway Illustrative Sketch Plans

Inset to right shows proposed development on village-scale lots with tree-lined sidewalks, narrow streets, and an entrance green, consistent with the Traditional Neighborhood Development zoning.