

ARTICLE II  
**General Provisions**

**§ 120-2. Policy; objectives.**

- A. It is declared to be the policy of the Town of Red Hook Planning Board to consider land subdivision plats as part of a plan for the orderly, economic and efficient future growth and development of the Town consistent with its agricultural and rural community character and the continuing needs of its people for quality residential building sites and enjoyable open space.
- B. The following objectives shall guide the Planning Board's decisions as related to the public health, safety and welfare:
- (1) Land to be subdivided and developed shall 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 agricultural, ecological and scenic characteristics of the area in which the subdivision is located.
  - (2) Proper provision shall be made for water supply, drainage, sewage and other needed improvements and utilities.
  - (3) Proposed streets shall compose a convenient system and shall be of such width, grade and location as to accommodate present and prospective traffic while minimizing impacts on the environment. Streets shall be designed in accordance with the highway specifications approved by the Town for traditional neighborhood streets in centers and for rural roads in other areas in order to safely accommodate traffic while minimizing street costs, calming traffic and providing properly scaled streets that create an attractive community and a clearly defined sense of place.
  - (4) All development shall be designed to facilitate adequate fire and emergency protection and provide access for fire-fighting and related equipment.
  - (5) Proper provision shall be made for permanent reservation of open spaces for parks and trails and for the protection of natural drainage, agricultural resources and significant historical and environmental features.
  - (6) Future development shall bear a fair share of the capital costs to the Town for municipal improvements necessary to service

such new development and shall cause improvements which can be maintained at reasonable cost.

- (7) All development and related reservations of land shall be in harmony with the Dutchess County and Town of Red Hook Comprehensive Plan or Master Plan and shall be consistent, as applicable, with the Town's historic and coastal management districts, the New York State Department of Environmental Conservation scenic district and scenic roads programs and any locally or state-designated critical environmental areas.
- (8) All review under this chapter shall be coordinated, to the extent practicable, with involved agencies at the county, state and federal levels and with other local officials, boards and commissions to ensure consistent, well-informed decision making.

### **§ 120-3. Purpose.**

The purpose of this chapter is to protect the public health, safety and welfare of the residents of the Town of Red Hook and to provide for the orderly, efficient, aesthetic and economical development of the Town by providing a uniform means of enforcing the subdivision rules and regulations and the decisions of the Planning Board of Red Hook, Dutchess County, New York. Purposes for conservation subdivisions are set forth in § 143-33 of the Town Code.

### **§ 120-4. Conservation subdivision.**

Conservation subdivisions shall meet the supplemental procedures and requirements for conservation subdivisions as set forth in this chapter. To the extent any conflict exists between the requirements for a conservation subdivision and any other section of the Code, the requirements for conservation subdivision shall apply.