

Town of Red Hook: Guide to Proposed Subdivision Amendments

| Article | Section | Existing 1994 Subdivision Law | Proposed 2008 Subdivision Law |
|------------|---------|---|---|
| I | | Planning Board | Planning Board |
| | 120-1 | Planning Board empowered to approve plats | Planning Board empowered to approve plats – Updated to reflect adoption of Subdivision Law |
| II | | General Provisions | General Provisions |
| | 120-2 | Policy; objectives | Policy; objectives |
| | 120-2.1 | Purpose | Purpose – Adds reference to purposes for conservation subdivision |
| | 120-2.2 | | Adds Section 120-2.2 noting that conservation subdivisions shall meet the supplemental procedures and requirements set forth in this chapter |
| III | | Terminology | Terminology |
| | 120-3 | Definitions | Definitions – Adds new definitions related to conservation subdivision, to reflect proposed changes to the Zoning Law, and for consistency with SEQR |
| IV | | Approval Procedure | Approval Procedure |
| | 120-4 | Approval required | Approval required – Adds subsection on application fees to replace details on application fees which appear in Sections 120-7 and 120-8, and which are now deleted |
| | 120-5 | Preapplication conference | Preapplication procedure – Adds submission of a resource analysis map for major subdivisions based on Dutchess County Planning’s Model Subdivision Regulations, the purpose of which is to assist applicants and the Planning Board to design a subdivision around a site’s features, and fit new development into the landscape, as recommended by the Greenway Guides |
| | 120-6 | Sketch plat | Sketch plat |
| | 120-7 | Minor subdivisions | Minor subdivision – Updates time frame for public hearing and expiration of approval consistent with NYS Town Law, and adds SEQR timeframes |
| | 120-8 | Preliminary plat for major subdivisions | Preliminary plat for major subdivisions – Updates time frame for public hearing consistent with NYS Town Law, and adds SEQR timeframes |

| Article | Section | Existing 1994 Subdivision Law | Proposed 2008 Subdivision Law |
|------------|----------|---|---|
| | 120-9 | Final plat for major subdivisions | Final plat for major subdivisions – Updates time frame for public hearing and expiration of approval consistent with NYS Town Law |
| | 120-10 | Building permits; certificates of occupancy | Building permits; certificates of occupancy |
| V | | Major Subdivisions | Major Subdivisions |
| | 120-11 | Compliance required | Compliance required |
| | 120-12 | Required improvements | Required improvements |
| | 120-13 | Performance guaranties | Performance guaranties |
| | 120-14 | Maintenance bonds | Maintenance bonds |
| | 120-15 | General liability insurance | General liability insurance |
| | 120-16 | Franchise utilities | Franchise utilities |
| VI | | Design Standards | Design Standards |
| | 120-17 | Compliance required | Compliance required – Adds reference to new section 200-18.1 (design standards for conservation subdivision) |
| | 120-18 | Design Standards | Design Standards – Amends inconsistent references to the number of permitted dwellings on a cul-de-sac; updates lot dimensions reference; includes standards for septic systems that cannot be installed subsurface |
| | 120-18.1 | | Adds Section 120-18.1 with supplemental design standards for open space, house lots, streets and driveways in a conservation subdivision |
| VII | | Submission Requirements | Submission Requirements |
| | 120-19 | Compliance required | Compliance required |
| | 120-19.1 | | Adds Section 120-19.1 outlining information to be included on the resource analysis map – an aerial map with information on natural and built features from various readily available sources |
| | 120-20 | Minor subdivision plat | Minor subdivision plat |
| | 120-21 | Sketch plat for major subdivision | Sketch plat for major subdivision |
| | 120-21.1 | | Adds Section 120-21.1 which explains the supplemental sketch plat requirements for conservation subdivision, including the procedures for determining the permitted number of lots |
| | 120-22 | Preliminary plat for major subdivisions | Preliminary plat for major subdivisions – Amended for consistency with the resource analysis map |

| Article | Section | Existing 1994 Subdivision Law | Proposed 2008 Subdivision Law |
|-------------|----------|--|--|
| | 120-22.1 | | Adds Section 120-22.1 which includes the illustrated four-step design process for a conservation subdivision |
| | 120-23 | Final plat for major subdivisions | Final plat for major subdivisions |
| VIII | | Residential Cluster Subdivisions | Reserved |
| | 120-24 | Purpose; modification procedure | This section deleted |
| IX | | Conservation Density Subdivisions | Conservation Density Subdivisions |
| | 120-25 | Standards; procedures | Standards; procedures |
| X | | Modifications of Standards | Modifications of Standards |
| | 120-26 | Waiver of specific improvements | Waiver of specific improvements |
| | 120-27 | Modification of specific requirements | Modification of specific requirements |
| | 120-28 | Review of decisions | Review of decisions |
| XI | | Enforcement | Enforcement |
| | 120-28.1 | Extension of guilt | Extension of guilt |
| | 120-28.2 | Penalties for offenses | Penalties for offenses |
| | 120-28.3 | Enforcement | Enforcement |
| XII | | Administration | Administration |
| | 120-29 | Authorization | Authorization |
| | 120-30 | Revision of approved plat | Revision of approved plat |
| | 120-31 | Construal of provisions | Construal of provisions |
| | 120-32 | Amendments | Amendments |
| | 120-33 | Severability | Severability |