Red Hook’s Biodiversity Block Map shows seven 1,000+ acre blocks of continuous natural habitat and farmland, including several prime agricultural areas and the Tivoli Bays Estuarine Research Reserve along the Hudson River.

**Greenspaces:** Red Hook has seven areas of continuous greenspaces with agricultural and natural land over 1,000 acres in size. The Town has 224 agricultural district parcels, 7,094 acres in agricultural production, and 6,287 acres either under conservation easement or otherwise protected. The land along the river roughly west of Route 9G is part of the Hudson River National Historic Landmark District. In 2014 the Town prepared Planning for Resilient, Connected Natural Areas and Habitats with maps of ecologically important habitats throughout the Town and villages.

**Greenway Corridors:** The Town has 10,888 acres of unbuildable area. These stream corridors, State and Federal wetlands with their buffers, floodplains, and steep slopes of 20% or more act as biodiversity connectors between greenspaces. Red Hook has 95 miles of streams, 112 miles of roads, 17 miles of sidewalks, and 16 miles of trails. The 2006 Open Space Plan identified scenic roads and vistas, proposed trails and riverfront access points, and priority agricultural areas. Its implemented farmland protection measures have been a particular success story.

**Town of Red Hook and Villages of Red Hook and Tivoli**

**Centers:** The Town updated its Comprehensive Plan in 1993 and adopted its Zoning Law in 1993. It added Centers and Greenspaces amendments in 2011, creating a Traditional Neighborhood Development district to retrofit the South Broadway commercial strip into a mixed-use extension of the Village. The population of the Town is 11,303 while the population in the Centers is 3,625, or 32% of the total. Within the Centers are 1,199 residential, 101 commercial, 29 business/industrial, 32 public, and 148 vacant properties, according to Real Property Tax records.

The Village of Red Hook is the commercial and civic center of the Town. It adopted the Zoning Law in 1999 and a detailed Pattern Book and Architectural Guidelines in 2014 that also includes illustrated ideas for new infill development sites in the center and a substantial neighborhood expansion to the north of the Village Green. The Village’s history began with the now-restored Elmdendorph Inn, a tavern and stagecoach stop in the Revolutionary era. The Pattern Book’s goal is to provide compatibility in site design and details with Red Hook’s variety of historic building types and its best building traditions, without discouraging diversity and new development.

The Village of Tivoli began as a river port in 1795 and combined with an upland hamlet to create a village in 1872. Central features include the historic Watts dePeyster Hall with its Village offices and Library, Post Office, Memorial Park, and various shops and restaurants that serve the area and nearby Bard College. Tivoli updated its Comprehensive Plan in 2005 and its Zoning Law dates back to 1989. It adopted an illustrated Pattern Book in 2010 to ensure that new buildings fit into the neighborhood and add to Tivoli’s character. The Village has space for compatible new growth in its eastern sections and is working to regain public access over the railroad tracks to the river.

**Upper Red Hook** is an historic hamlet with several inconsistent commercial uses along Route 9. **Annandale** is a small primarily residential hamlet with a central green, located between Bard College and the Montgomery Place historic estate.