

# Community Preservation Fund

Case Study

Town of Red Hook

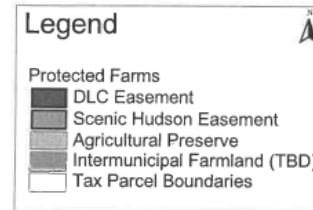
# A History of Preservation

- 2003 – Voters approve purchase of development rights 83% approval
- 2006- Red Hook seeks permission from Albany
- 2007 – Voters approve CPF referendum

Conservation Easement	Completion Date	Acres	Partners
Steiner Farm	2004	224	Town, Dutchess Land Conservancy, Dutchess County
Linden Farm	2004	231.38	Town, The Scenic Hudson Land Trust
Oriole Orchards	2005	137.53	Town, The Scenic Hudson Land Trust
Agra-Gate Farm	2008	124.42	Town, The Scenic Hudson Land Trust
Blum Farm	2008	42.90	Town, The Scenic Hudson Land Trust
Blum & McGiver Farm	2008	33.77	Town, The Scenic Hudson Land Trust
Schachat	2008	23.69	Town, The Scenic Hudson Land Trust
Wil-Hi Farm	2009	15.50	Town, County, Winnakee Land Trust
Mead Orchards	2010	82.10	Town, NYS, County, Dutchess Land Conservancy

# Red Hook Determines Agricultural Business District Area

Town of Red Hook, NY  
Agricultural Preserve Areas  
Draft 1/26/06

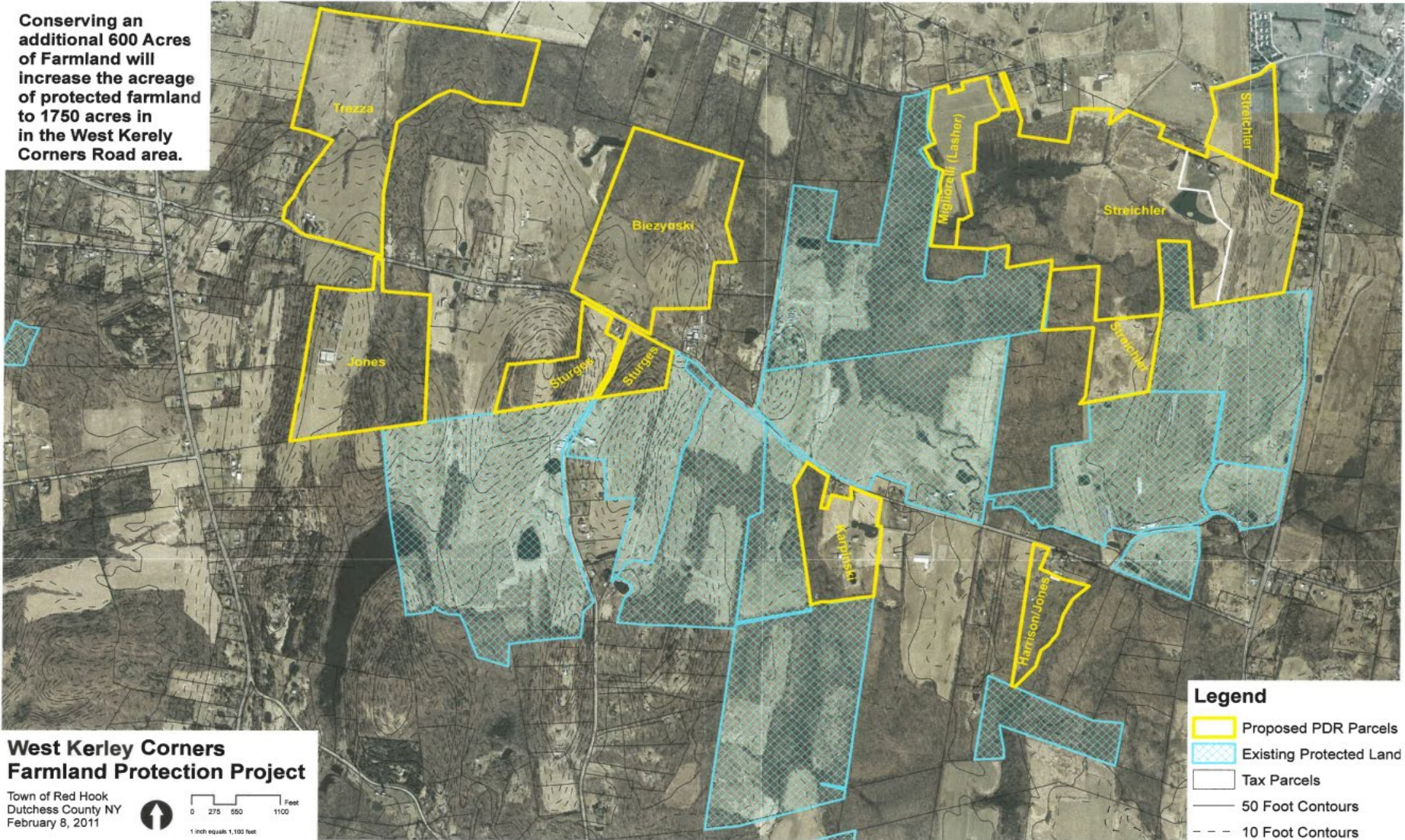


# West Kerley Corners Assemblage

- 8 properties- adjoining already protected land
- Voluntary program – landowners submit application
- Partnership with the federal government, county, and land trusts
- USDA 50%, Scenic Hudson 25%, Red Hook CPF 25%

# Building upon a critical mass

Conserving an additional 600 Acres of Farmland will increase the acreage of protected farmland to 1750 acres in the West Kerley Corners Road area.



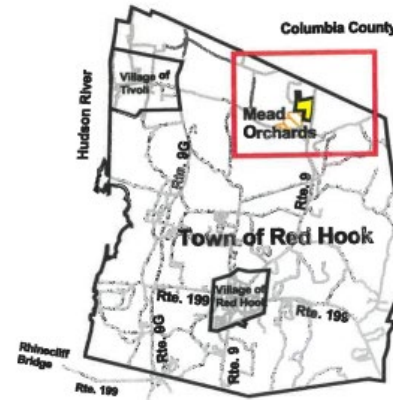
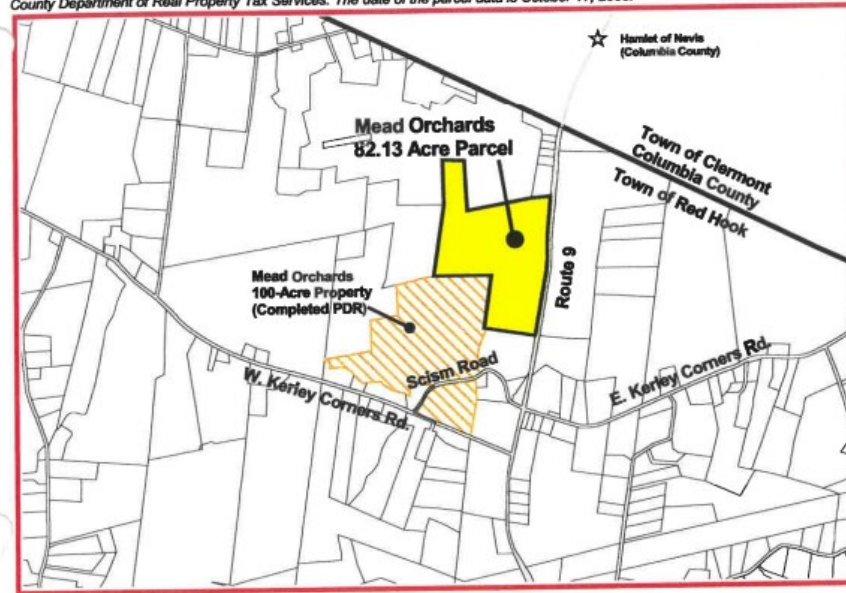
# Preserving farmland – an economic boost to farms and farmland

## Case Study – Mead Orchards

- First farm protected by New York State
- Farm expands – with sale of development rights
- Proceeds from 2<sup>nd</sup> conservation easement funds infrastructure
- End result; revenues increase 70%

Tax parcel boundaries shown on this map are based on digital data provided by the Dutchess County Department of Real Property Tax Services. The date of the parcel data is October 17, 2005.

0 1000 2000 Feet



**Map 1: Location Map  
Mead Orchards 82-Acre Property**

Town of Red Hook, Dutchess County, NY  
82.13 Acres +/-





### Map 3: Mead Orchards

Town of Red Hook, Dutchess County, NY  
182 Acres +/-

300 0 300 600 Feet



50 Foot Contour

10 Foot Contour

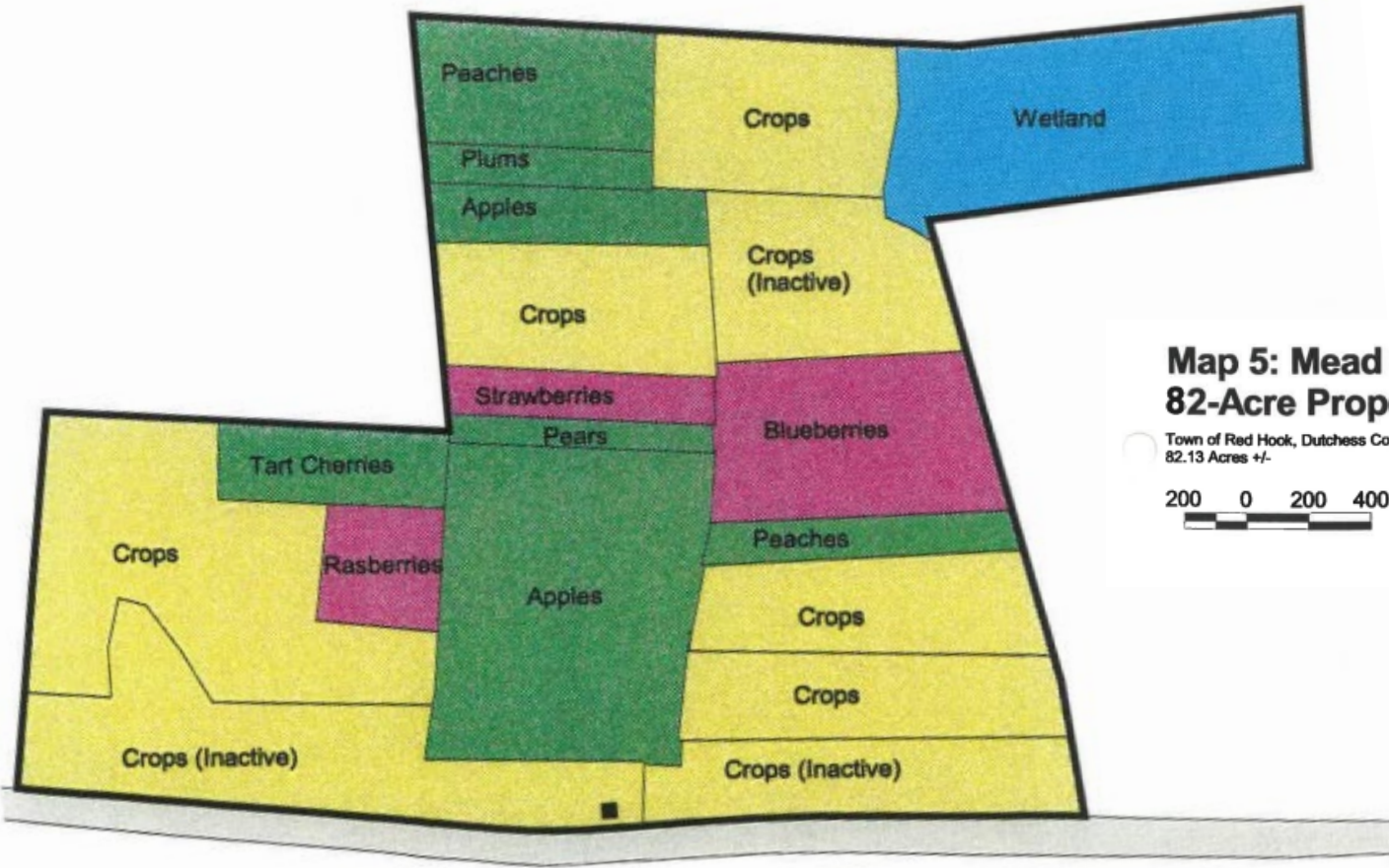
### Aerial Photograph

Digital Ortho Image created in April 2004 by AERCO-METTRIC, Inc.  
for the NYSD Office of Cyber Security & Critical Infrastructure  
Coordination. (Accuracy of data: Pixel Size 1 foot,  
Horizontal Accuracy +/- 4 feet).



# Cold storage building





**Map 5: Mead Orchards  
82-Acre Property**

Town of Red Hook, Dutchess County, NY  
82.13 Acres +/-

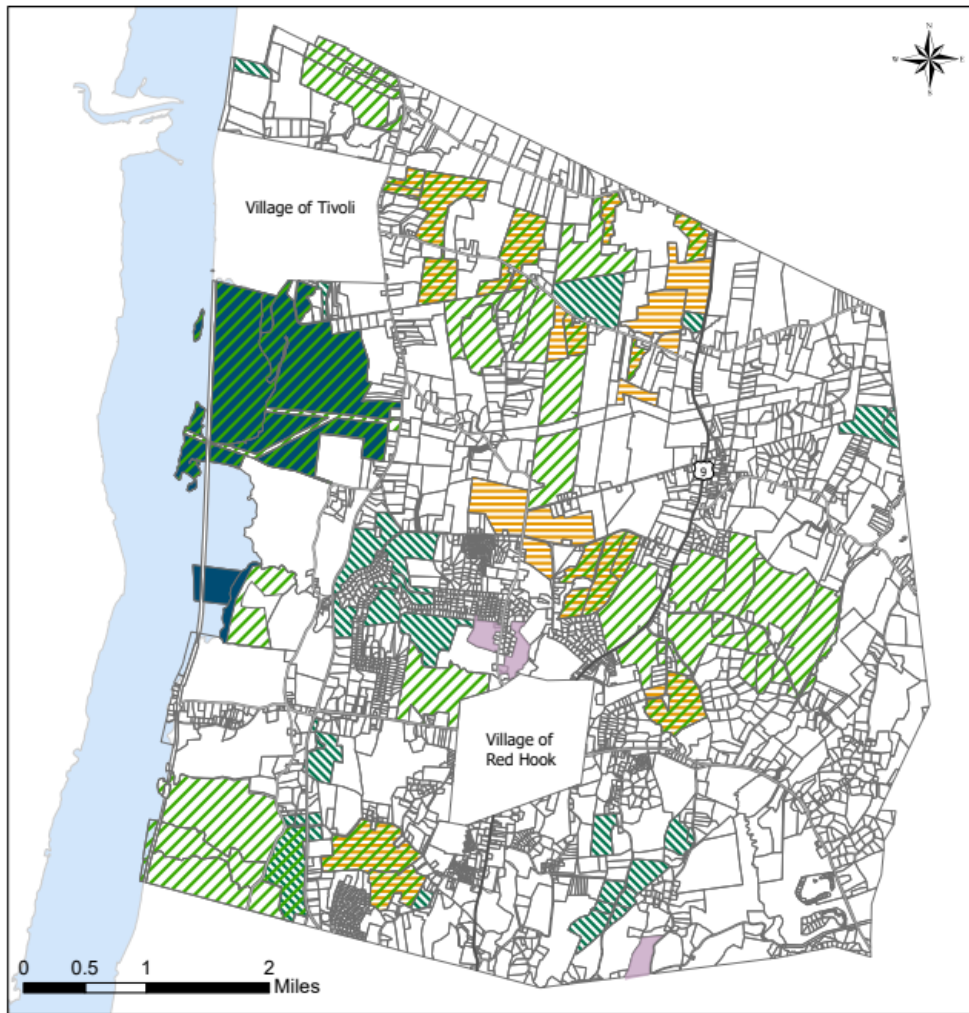


**Crop Pattern**

- Fruit
- Crop
- Berry
- Wetland

# Permanently Protected Lands - 2021

Town of Red Hook, Dutchess County, NY



- |                     |                 |
|---------------------|-----------------|
| SH Protected Lands  | Municipal Parks |
| NYS Protected Lands | Parcels         |
| WLT Protected Lands | Hudson River    |
| DLC Protected Lands | Town Boundary   |

This map is intended for planning purposes only. The Department of Planning and Development shall not be held liable for any misuse or misrepresentation of the information contained herein. No guarantee of accuracy or completeness is intended nor implied.

Data Sources:  
Protected lands data acquired directly from conservation organizations, NYS DEC, and Dutchess County Department of Planning & Development  
Parcel lines & municipal boundaries: Dutchess County Department of Real Property Tax Services

Map Produced: December 2021

Map Produced By: Dutchess County Department of Planning & Development