

Robinson Lane, just outside the hamlet of Fishkill Plains showing the horse farm to the east and two initial house lots on the left in 1988.



Strip Subdivision Case Study

Before

After



Robinson Lane after the edge of the farm was subdivided into "Rolling Meadows Subdivision", 15 one-acre lots facing the road.

Spencer Ainsley/Poughkeepsie Journal

One of the prettiest, tree-lined rural roads in southern Dutchess, Robinson Lane once looked something like this.



The mature maple trees were removed for multiple driveways.

The transformation of Robinson Lane from a distinctive scenic road to a routine residential strip is typical of numerous subdivisions along rural roads throughout the county. It is just too easy for land owners to lop off a few lots along the public right-of-way. Planning Boards should look for longer term solutions that protect the safety, capacity, and rural character of our road system.

In this case, a creative 15-lot alternative could be placed along a private drive or street built to reduced specifications that directly connects the new houses with the existing hamlet,

- allowing easy walking to the nearby stores and neighborhood schools;
- creating more scenic house sites facing farmland and natural ponds, not a busy road;
- reinforcing the hamlet center with a secondary street system;
- preserving the farm frontage as a greenbelt surrounding the hamlet;
- providing a protected street and front yards for children; and
- retaining the rural, tree-lined country road.



Sources:

Dutchess County Department of Planning, *Planning For Service Roads*, 1986

Rebecca Paley, *Lane's New Meets Old, East Fishkill Looks at Zoning*, Poughkeepsie Journal, April 26, 1999