

LOCAL LAW NO. C OF 2018

The Town of Red Hook has been reviewing commercial uses within its business districts (AB, B1, B2, TND-CC, TND-IO) to ensure they are compatible with the *Comprehensive Plan* and with adjacent neighborhoods. Local Law C of 2018 addresses issues that have been discovered during this review.

Local Law No. C of 2018 – A Summary

The new law would:

1. Allow Food Trucks with some minimum requirements.
2. Replace the B1 District in Upper Red Hook with a new Hamlet Business (HB) District with revised commercial uses and design standards for compatibility with nearby land uses.
3. Prohibit drive-thru businesses.
4. Regulate formula businesses, i.e., chains of 20 or more locations with standardized features.
5. Prohibit automobile-oriented uses in the TND-CC District.

1. Food Trucks

Currently, there are no provisions governing food trucks in the Town. The new law would permit food trucks in the AB, I, B1, B2, TND-CC, and TND-IO Districts, subject to certain provisions and the issuance of a permit from the Zoning Enforcement Officer.

Food Truck operators would submit information regarding where they would park and how long they intended to be there, as well as provide a County Health Department permit. Regulations would limit the number of trucks per property, the size of the food truck and its signage, hours of operation, sound and lighting, and clean-up requirements, as well as establish setback requirements.



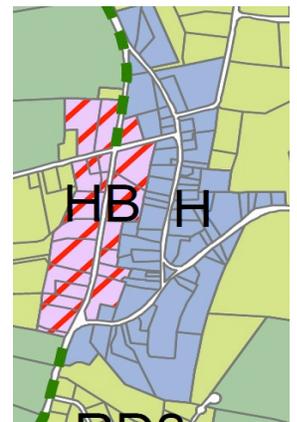
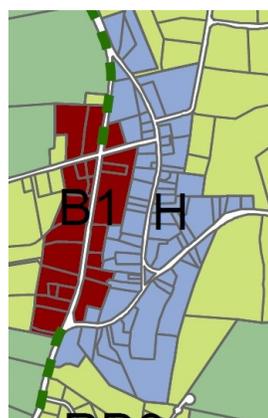
Exemptions would allow food trucks to cater special events on private property within any district, and for special events on public property.

2. Upper Red Hook and the Creation of the Hamlet Business District

Currently, the Business 1 (B1) Zoning District in Upper Red Hook allows for large commercial uses, such as shopping centers, movie theaters, and office parks, that are incompatible with existing residential neighborhoods in the area, particularly the historic Hamlet District east of Route 9. Many of the uses currently allowed in the B1 District could negatively impact the character of that neighborhood. The proposed law would re-zone the district to encourage smaller and more compatible uses in the future.

The new law would:

- Replace the B1 District with a new zoning district, the Hamlet Business (HB) District.
- Create a new list of uses permitted in the HB District.
- Amend the area and bulk requirements to reflect a size and scale more appropriate to the district.
- Include site layout and architectural design standards.



Current B1 District **Proposed HB District**

(These maps depict Zoning Districts only; property boundaries do not reflect recent subdivisions.)

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3. Drive-thru Businesses



Currently, drive-thru businesses are only restricted in the TND District. In addition to discouraging a walkable community by catering to customers in cars, these businesses often require extra curb-cuts to accommodate drive-thru traffic, which creates conflicts with pedestrians on the sidewalk. The new law would prohibit such drive-thru functions for all new businesses. Existing drive-thrus could continue as non-conforming uses.

4. Formula Businesses

Currently, there are no restrictions on formula businesses in the Town other than a restriction on franchise architecture in the TND and for fast food drive-thru businesses. The Intermunicipal Task Force prepared a report on formula and drive-thru businesses (August 2016) and recommended that the Town prohibit them. Formula businesses have been shown to detract from community character and quality of life, and to have a negative economic impact. They are not consistent with the recommendations of the Town's adopted *Comprehensive Plan* to protect its rural small-town character. They attract heavy vehicular traffic that impacts the walkable nature the Villages and TND District. And they detract from the unique historic character that attracts tourists, on which a large portion of the Town's economy depends.

The new law would define formula businesses as: businesses that have 20 or more other contractual or franchise stores located in the United States with the same business name, trademark or logo, plus two or more of the following: 1) distinctive exterior and/or interior signage, design and/or architecture; 2) the same or standardized uniforms; or 3) the same or an array of standardized services and/or merchandise. An agricultural support business, such as the sale or rental of farm tools, feed, grain, and tack would not be considered a "formula business." The new law would prohibit new formula businesses in the Town. Existing formula businesses could continue as non-conforming uses.



A walkable neighborhood with local businesses and character



Franchise businesses that reflect corporate identity

5. Amend Uses in the TND-CC

Currently the uses allowed in the TND-CC include automobile-oriented businesses, such as gas stations, automotive sales and services, and self-storage warehouses. These uses are not compatible with the intent of the TND District to create a compact, walkable neighborhood. The proposed law would eliminate the special permitted uses in the TND-CC.