

**VILLAGE OF RED HOOK
VILLAGE BOARD WORKSHOP
ZONING REVISIONS
NOVEMBER 12, 2013
7:00 PM**

Present: Mayor Blundell, Deputy Mayor Kovalchik, Trustee Trapp, Trustee Zacharzuk, Trustee Norris entered at 7:15 PM, Clerk Cole, and Village Attorney Victoria Polidoro.

Mayor Blundell opened the discussion on zoning revisions. Deputy Mayor Kovalchik and Trustee Trapp did much research on the wording on zoning changes.

Zoning changes must be complete – goal is to get sooner rather than later to incorporate into the Comprehensive Plan.

Bike Parking – Mayor Blundell submitted referrals from Dutchess County Department of Planning. Some specs are one bike space for every ten (10) car spaces. Deputy Mayor Kovalchik stated the bike rack would be for new businesses or new construction, or where available. Deputy Mayor Kovalchik stated the discretion should be left up to the Planning Board. Mayor Blundell stated one slot per 1,000 ft. (useable space) site plan or signage – Attorney Polidoro must add definition. What uses to apply to? No local municipalities have bike parking. Attorney Polidoro will revise – one slot per 1,000 ft. Deputy Mayor Kovalchik asked what style rack to use. Attorney Polidoro states the Board must give the Planning Board criteria to follow. Planning Board review, type of rack and appropriate for use. Attorney Polidoro is not aware of any other bike rack regulations with the exception of the Village of New Paltz. Electric car charging stations are a possibility. Attorney Polidoro stated it can be used as an incentive in place of a parking spot – 10% reduction in parking in new lots with 50 spots. Trustee Trapp stated 10% is ok. Attorney Polidoro – should parking be restricted to behind the front property line or behind the building? (Preferably in the rear of Building Diagram “J”.) Trustee Trapp stated to not forget side yard parking. Section 200-33 A1 – change the word “usual” (remove word). See Appendix 10.

Storm Water – Bulk Regulations – Coverage – Attorney Polidoro – does not include parking (building area only).

Section 200-5 Definition

Drive-In, Drive-Up Drive-Through Business – Includes refreshment stands, drive-up, drive-in and drive-through windows where patrons are served in automobiles, typically through means of a window, which allows patrons to purchase products or make a transaction without leaving their car.

Section 22 Drive-In, Drive-Up or Drive-Through Business

Section 200-16E (11) Drive-Up, Drive-In, Drive-Through Business Window – Drive-up, drive-in, drive-through windows shall not be permitted except for financial institutions provided that:

- That the use will not substantially increase vehicular traffic on streets in a residential zone.
- That the use will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic.
- That the use will not create increased traffic hazards to pedestrians.
- That the use will not create increased traffic hazards or impede traffic in through streets and roads.
- That the site will be adequate in size and shape to accommodate all yards, walls, parking, landscaping and other required improvements.
- That the use will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- That site ingress/egress requirements shall be maintained to a maximum of one per adjoining street or road.
- That the location shall not be visible from a major thoroughfare.

Deputy Mayor Kovalchik stated what is the legality of restricting to one type of business? Attorney Polidoro stated must have rational reason and based on lot size.

Trustee Trapp stated drive-ins serve a function and would deviate business – (all or nothing).

Deputy Mayor Kovalchik is in favor of a walkability village and pedestrian safety. No need for a drive-through.

Currently there are three (3) drive-throughs and they are all banks. Drive-throughs can create traffic and pedestrian problems. Deputy Mayor Kovalchik stated his first priority is to eliminate drive-throughs, but if approved should work with serious restrictions. Mayor Blundell read from e-code the definition of drive-ins: drive windows shall not be permitted except for financial institutions. Attorney Polidoro states can regulate through a minimal lot size.

Trustee Norris asked if the change is made what would stop Burger Kings from coming in and putting in a drive-through?

Trustee Trapp wrote 200-16 DRIVE-THROUGH
Mayor Blundell read:

A **Drive-Through** shall be allowed in the General Business District only. A **Drive-Through** is a specially permitted use, approved by the Planning Board. A **Drive-Through** shall meet all applicable criteria that follow:

- The **Drive-Through** shall be located at the rear of the building that it serves.
- The **Drive-Through** shall not be visible from any public thoroughfare.
- The **Drive-Through** shall be clearly secondary in nature to the primary use.
- A minimum queuing of six (6) vehicles shall be provided.
- The queuing shall not impact vehicular circulation within the site.
- The queuing shall not impact vehicular circulation on the public thoroughfare.
- The **Drive-Through** shall be a minimum of 50' from a public thoroughfare and/or intersection of public thoroughfares.
- The **Drive-Through** shall maintain a minimum distance of 100' from a residential district, (this indicates the limits of all structures, lighting, signage associated with said **Drive-Through**).
- Lighting for the **Drive-Through** shall not exceed any lighting standard set forth in the Village of Red Hook Zoning Code.
- The noise associated with speaker/talk back devices shall not be audible at the property lines.
- The hours of operation for a **Drive-Through** shall be reviewed and approved by the Planning Board, but shall not be later than the operational hours of the primary use.
- A traffic study shall be required prior to the review and approval of a **Drive-Through** and the study must show that the addition of the **Drive-Through** shall not exceed the capacity of the ingress/egress of the site and will not negatively impact the public thoroughfares that serve the site.
- The minimum project lot size for approval of a **Drive-Through** is one (1) acre.
- The Planning Board may impose additional stipulations as deemed necessary.

Attorney Polidoro states a drive-through can be open other than financial institutions. Again Deputy Mayor Kovalchik stated he is willing to work within serious regulations.

Mayor Blundell states there is much more discussion to be made.

Mayor Blundell made a motion to adjourn the meeting at 9:00 PM. Trustee Norris seconded. All were in favor.

Submitted by,

Cynthia Cole
Clerk/Treasurer