

TO: Robert McKeon, Supervisor, and the Town Board
FROM: Bill O'Neill, Chair., Inter-Municipal Task Force
DATE: January 25, 2016
SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Thirty-Fourth Report: January, 2016

At weekly meetings 1/8/16, 1/15/16 and 1/22/16 the Inter-Municipal Task Force concluded its review of the proposed local law on Historic Preservation, to be placed on the Town Board Agenda for 2/9/16, awaiting the receipt of the 'Town of Red Hook Historic Resources Map' from Dutchess County Planning.

To satisfy the condition of recent Greenway Grants financing this proposed local law on Historic Preservation, the Inter-Municipal Task Force calculated the " In Kind " contribution from the Town of Red Hook, i.e. the value of the hourly contributions of all the volunteer members of the Inter-Municipal Task Force, for a two year period, approximately June 2013 to August 2015, at over \$35,000.00 dollars. This amount more than exceeds the required contribution of the Town of Red Hook under the Greenway Grants, at no cost to the taxpayers of Red Hook

TO: Robert McKeon, Supervisor, and the Town Board
FROM: Bill O'Neill, Chair., Inter-Municipal Task Force
DATE: February 22, 2016
SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Thirty-Fifth Report: February, 2016

At weekly meetings 1/29/16, 2/5/16, 2/12/16 and 2/19/16 the Inter-Municipal Task Force concluded the review of the proposed local law for historic preservation (draft dated 2/1/16), along with the proposed historic resources map, which were accepted by the Town Board at the 2/9/16 business meeting. The Town Board then scheduled a Public Hearing for 2/24/16. By letter dated 2/17/16 the Town Board mailed an official notice to additional parcel owners (approximately 207), in the RD 3 and B1 zoning districts, who might be impacted by the proposed change in the town's zoning regulations.

During recent meetings the Task Force began a discussion of the 'uses' allowed in the Agricultural Business District (ABD) with a view toward proposing corrections or adjustments if reasonable and necessary. The Task Force also began a discussion on the creation of a committee to address energy use and management at the Town level.

TO: Robert McKeon, Supervisor, and the Town Board

FROM: Bill O'Neill, Chair., Inter-Municipal Task Force

DATE: March 22, 2016

SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Thirty-Sixth Report: March, 2016

At weekly meetings 2/26/16, 3/4/16, 3/11/16 and 3/18/16 the Inter-Municipal Task Force considered a number of issues relating to the Working Group Report, and completed its review of the proposed Historic Preservation Law which was adopted by the Town Board at the 3/8/16 Business Meeting. Among the new issues being reviewed are: flag lots and a previously drafted local law regarding flag lots, work-force housing and a previously drafted local law regarding affordable housing, the process to be followed (and the fees) for anyone wishing to apply to be rezoned into the Agricultural Business District (ABD), current uses allowed in the ABD and possible amendments to the uses in the ABD, and the history and purposes of the B 1 Districts in the Town of Red Hook, particularly the B1 District adjacent to the Hamlet of Upper Red Hook. These discussions continue.

TO: Robert McKeon, Supervisor, and the Town Board
FROM: Bill O'Neill, Chair., Inter-Municipal Task Force
DATE: April 25, 2016
SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Thirty-Seventh Report: April, 2016

At weekly meetings 3/25/16, 4/1/16, 4/8/16, 4/15/16 and 4/22/16 the Inter-Municipal Task Force continued discussion of the uses in the B1 zoning district, and the possibility of creating a Hamlet Business District (principally for Upper Red Hook) to replace the B1 Business District there. The Task Force also began a discussion of "formula businesses", with a view toward regulating big box retailers, franchise architecture (where all stores have a similar look to create a nationally recognized brand), and 'formula businesses' (national or regional enterprises with similar building styles, appearances, product offerings, and/or modes of operation, stores with standardized services or other features that make them virtually identical to businesses elsewhere). These discussions continue.

TO Robert McKeon, Supervisor, and the Town Board
FROM: Bill O'Neill, Chair., Inter-Municipal Task Force
DATE: May 23, 2016
SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Thirty-Eighth Report: May, 2016

At weekly meetings 4/29/16, 5/6/16, 5/13/16 and 5/20/16 the Inter-Municipal Task Force reviewed the subject of water resource protection for the Town of Red Hook and a recommendation by the Conservation Advisory Committee (CAC) that the Town of Red Hook adopt an Aquifer Protection Ordinance, patterned after that recommended by Dutchess County, and adopted in the Town of Amenia. The discussion also included a study of managed septic systems in the Town and generally, treating storm water runoff.

The Task Force has continued its discussions regarding creation of a Hamlet Business District, regulating 'formula businesses', and the new concept of zoning for solar energy (in response to the swift pace of change in solar energy generation and distribution). The Task Force is finalizing a draft dated 5/20/16, captioned 'Report of the Inter-Municipal Task Force on Drive-Thrus and Formula Business', to be presented to the Town Board. The Report addresses whether adequate protection exists with current laws, what and where are the impacts of concern, and reasons for prohibiting drive-thrus, formula fast food and formula retail.

After many hours of discussion over the past weeks, the Task Force, by consensus, agreed to recommend that the Supervisor have the Attorney for the Town draft documents to have the Town Board amend our zoning to ban flag lots, and to ban floating light industrial zones.

TO: Robert McKeon, Supervisor, and the Town Board
FROM: Bill O'Neill, Chair., Inter-Municipal Task Force
DATE: June 24, 2016
SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Thirty-Ninth Report: June, 2016

At weekly meetings 5/27/16, 6/3/16, 6/10/16, 6/17/16 and 6/24/16 the Inter-Municipal Task Force focused each meeting on the continuing discussion of the regulation of formula businesses and drive-thru's in the Town of Red Hook. The Task Force met on 5/27/16 and 6/10/16 with stakeholders (businessmen) in the Town of Red Hook with an interest in this subject and received their comments. The Task Force prepared a draft Special Report on this subject dated 5/20/16, discussed it at length, drafted a revised Special Report dated 6/10/16, discussed it at length, and drafted another Special Report dated 6/15/16. A subsequent Special Report dated 6/23/16 was prepared by Greenplan, Inc. on behalf of the Task Force, incorporating the matters previously set forth in the above referenced Special Reports of the Task Force. The 6/23/16 draft will now be revised for a final Special Report titled 'Town of Red Hook Inter-Municipal Task Force Special Report on Drive-thru and Formula Businesses', to be finalized by the Task Force by the end of June or early July.

The proposed final Special Report addresses three concerns:

- a. What is the impact of drive-thru and formula businesses on the community character of the Town of Red Hook, Village of Red Hook, and Village of Tivoli?
- b. What are the current laws and regulations regarding these types of businesses in the three municipalities?
- c. Do these laws suffice to protect community character or should new protections be adopted?

The consensus of the Task Force is to conclude the Special Report with a recommendation that the Red Hook Town Board enact zoning provisions that would prohibit the development of drive-thru and formula businesses in Red Hook. Once finalized, the Special Report will be forwarded by the Task Force to the Town Board, along with a proposed new local law to enact this recommendation.

TO: Robert McKeon, Supervisor, and the Town Board
FROM: Bill O'Neill, Chair., Inter-Municipal Task Force
DATE: July 24, 2016
SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Fortieth Report: July, 2016

At weekly meetings 7/1/16, 7/8/16, and 7/22/16 the Inter-Municipal Task Force continued to discuss and review the proposed Special Report titled 'Town of Red Hook Inter-Municipal Task Force Special Report on Drive-thru and Formula Businesses', the last revision being dated 7/7/16. The final draft is not yet completed, but will be addressed through July meetings and into August meetings.

The Task Force in July also began a discussion regarding 'signage', reviewing a New York State Division of Local Government Services document entitled 'Municipal Control of Signs' (65 pages), and examining our current law, Chapter 143 of our Town Zoning. This will continue in future meetings.

TO: Robert McKeon, Supervisor, and the Town Board

FROM: Bill O'Neill, Chair., Inter-Municipal Task Force

DATE: August 15, 2016

SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Forty-first Report: August, 2016

During this reporting period the Inter-Municipal Task Force met only one time, on 8/5/16, due to scheduling conflicts. The Task Force continued its review of the proposed Report on Drive-Thru and Formula Businesses and the most recent draft dated 8/4/16.

The Task Force also continues its discussion of the uses allowed under current zoning in the Hamlet Business District, B-1, in the Hamlet of Upper Red Hook; and what, if any, changes could be considered there.

TO: Robert McKeon, Supervisor, and the Town Board

FROM: Bill O'Neill, Chair., Inter-Municipal Task Force

DATE: September 23, 2016

SUBJECT: IMPLEMENTATION OF THE WORKING GROUP REPORT
RECOMMENDATIONS

One Hundred Forty-second Report: September, 2016

At weekly meetings 8/19/16, 8/26/16, 9/9/16, 9/16/16 and 9/23/16 the Inter-Municipal Task Force continued to discuss formula business in the Town of Red Hook and to review the Task Force's final draft captioned "Special Report on Drive-Thru and Formula Businesses" dated 8/31/16. The Special Report, 14 pages, has been finalized and referred to the Town Supervisor's Office. The Task Force also continued its discussion of the uses allowed in the Waterfront Conservation (WC) District, and reviewed a Task Force draft report captioned "Town of Red Hook, Waterfront Conservation District Recommendations 9/22/16 Draft". The review of the 9 page WC draft report continues with respect to limiting forestry and timber uses in the WC, and whether historic museums and/or micro-hydro facilities should be permitted in the WC.

The Task Force has also been reviewing and comparing the use regulations in all zoning districts in the Town of Red Hook, especially in the B1 and B2 Districts, and in the Hamlet Districts, with a view toward recommending an amendment to our zoning laws to change the B1 District in Upper Red Hook to a new Hamlet Business District, the possible uses in which are being further researched by the Task Force.

After an extended presentation at the 9/23/16 meeting of a proposed solar energy law, to regulate solar energy projects in the Town of Red Hook, the Task Force will address this subject at future meetings.