

TOWN OF RED HOOK

7340 SOUTH BROADWAY, RED HOOK, NEW YORK 12571
Tel:(845) 758-4600 • Fax:(845) 758-5313 • www.redhookny.gov

SUPERVISOR
ROBERT MCKEON

COUNCIL MEMBERS
BILL HAMEL
CHRISTINE KANE
JULIA SOLOMON
JACOB TESTA

TOWN JUSTICES
HON. THOMAS MANSFIELD
HON. LISA LOUGHRAN

TOWN CLERK
DEANNA COCHRAN

HIGHWAY SUPERINTENDENT
THERESA BURKE

December 10, 2025

General Code Publishers
781 Elmgrove Road
Rochester, NY 14624

Re: Town of Red Hook Local Law No. 4 of 2025

Dear Sir or Madame:

Enclosed for filing on behalf of the Town of Red Hook
please find the following local law:

Local Law No. 4 of 2025

A local law updating and amending the Town Zoning Law

Please provide us with two (2) copies for the Town of Red Hook
Code.

Thank you for your assistance. If you have any questions,
please do not hesitate to contact me.

Very truly yours,



Deanna Cochran

Attachment

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Red Hook

Local Law No. 4 of 2025

A local law updating and amending the Town Zoning Law

Be it enacted by the Town Board of the Town of Red Hook as follows:

SECTION 1. LEGISLATIVE INTENT

This Local Law provides for removal of marinas as a permitted use within the Town's local waterfront revitalization area. This Local Law also amends provisions of the Town of Red Hook Zoning Law pertaining to "boat clubs, docks and boat ramps" and amends the Town of Red Hook Zoning Law to update the definition of "CLUB" and add new definitions of "BOAT CLUB" and adds definitions of "BOAT RAMP," "DOCK" and "MARINA." The proposed amendments are consistent with the recommendations of the Town's Comprehensive Plan.

SECTION 2. APPLICATION

This Local Law shall apply within the Town of Red Hook outside of the Villages of Red Hook and Tivoli.

SECTION 3. AMENDMENTS TO ARTICLE I OF THE ZONING LAW ENTITLED "GENERAL PROVISIONS"

§ 3.1. Section 143-4 is hereby amended by adding the following new definitions:

BOAT CLUB

See “Club.”

BOAT RAMP. A facility to launch and retrieve recreational boats on a trailer towed by a vehicle.

DOCK. Dock means a floating or fixed structure that extends horizontally (parallel with the water surface) into or over a lake, pond or navigable river or stream from only that portion of the immediate shoreline or boathouse necessary to attach the floating or fixed structure to the shoreline or boathouse and is built or used for the purposes of securing and/or loading or unloading water craft and/or for swimming or water recreation.

MARINA. A commercial facility for storing, servicing, berthing and/or securing pleasure boats, which may include related uses, such as sale of marine supplies, services, fuel, pump-outs, equipment, boatyards, boat repairs or manufacture, assembly or repair of marine products, and charter boats.

§ 3.2. Section 143-4 is hereby amended by replacing the definition of “CLUB” with the following new definition:

CLUB

An association of persons forming a membership organization. The organization services and caters exclusively to its members and guests, and its premises and buildings are devoted to recreational, athletic, social, fraternal, civic or cultural activities consistent with the purposes of the association.

SECTION 6. AMENDMENTS TO ARTICLE III OF THE ZONING LAW ENTITLED “USE REGULATIONS”

§ 6.1. Section 143-11A of the Code is hereby amended as follows: The District Schedule of Use Regulations, attached to the existing Code as 143 Attachment 1, is amended as follows:

(a) by replacing the row under the heading “NONRESIDENTIAL PRINCIPAL USES; Waterfront Uses” beginning with “Marinas, boat clubs, docks and boat ramps” with the following row:

Structure/ Land Use	W C	LD	RD 5	RD 3	R1. 5	R1	H	I	HB ²	B1	B2	Special Permit Reference
------------------------	--------	----	---------	---------	----------	----	---	---	-----------------	----	----	--------------------------------

Marinas	X	X	X	X	X	X	X	X	X	X	X	
---------	---	---	---	---	---	---	---	---	---	---	---	--

and (b) by inserting a new row under the heading “NONRESIDENTIAL PRINCIPAL USES; Agricultural, Conservation and Open Space Uses” to read as follows:

Structure/ Land Use	WC	LD	RD 5	RD 3	R1. 5	R1	H	I	HB ²	B1	B2	Special Permit Reference
Boat clubs, docks and boat ramps	SP*	SP*	X	X	X	X	SP*	SP*	X	X	X	§143-107

**SECTION 5. AMENDMENTS TO ARTICLE VI OF THE ZONING LAW ENTITLED
“SPECIAL PERMIT USES”**

§ 5.1. Section 143-107 of the Zoning Law is hereby amended to read as follows:

§ 143-107. Boat clubs, docks and boat ramps.

Boat clubs, docks and boat ramps shall be allowed by special permit in the WC, LD, H and I Districts, provided that:

- A. All new boat clubs, including associated docks and boat ramps or expansion of existing boat clubs, including associated docks and boat ramps, shall include sufficient parking, park-like surroundings, adequate water supply and restroom facilities for guests and employees.
- B. Rainfall runoff becomes polluted with oils, greases, organic and inorganic wastes and other potentially harmful substances. It is the intent of the Town to limit, to the extent feasible, the introduction of these contaminants into the affected surface waters. Therefore, new parking areas shall utilize porous pavements or other approved measures to reduce rainfall runoff. New boat clubs, docks and boat ramp projects must incorporate best management practices in their design, including but not limited to the following:
 - (1) Pervious land surface and vegetative cover shall be integrated into the design of stormwater management facilities to prevent polluted waters from reaching adjacent

waters and wetlands. Runoff shall be directed away from adjacent waters and wetlands to the extent feasible by site grading or other methods.

- (2) Runoff from parking lots and other paved surfaces shall be treated in a manner that prevents oils, grease and detergents from reaching adjacent waters and wetlands. Accepted treatment methods include bioretention basins, retention areas and exfiltration systems or as required under the State Pollutant Discharge Elimination System.
- C. New boat clubs, docks and boat ramps shall be located in areas where minimal physical attributes required by boat clubs, docks and boat ramps already exist and where minimal initial and subsequent maintenance dredging will be required. Such physical attributes include sediment transport and sufficient tidal action to promote flushing. Dredging shall be limited to the minimum dimensions necessary for the project and restricted to the periods that will not interfere with fish and wildlife habitats. No other excavation is permitted. New boat clubs, docks and boat ramps shall not be permitted in areas that would require frequent maintenance dredging that would harm aquatic life, submerged aquatic vegetation, or would prevent the relocation of benthic organisms. Such areas would include those which require maintenance dredging more often than once every five years.
 - D. Piers, docks, and other submerged structures including piles shall be designed and constructed to minimize impacts upon water quality, fish and wildlife, and public health. New York State standards and guidelines for treated wood in aquatic environments shall be incorporated into site plans. Additional guidance to be incorporated in project plans includes the United States Department of Agriculture Forest Service in a publication entitled "Guide for Minimizing the Effect of Preservative-Treated Wood on Sensitive Environments" General Technical Report FPL-GTR-122. The underwater portions of piers and docks, including piles, shall not be constructed using creosote-treated lumber.
 - E. Marine pump out facilities and marine fuel facilities are not permitted.
 - F. Mooring of vessels is not permitted within 1500 feet of the shoreline except for recreational vessels where the vessel does not exceed 40 feet, mooring is not more than 30 days, and use does not include living or sleeping quarters, and subject to any applicable state and federal permits.
 - G. The Planning Board may require a secured bond or money in escrow that will be sufficient to hire an independent contractor to complete any conditions imposed or to effect any limitations or to restore the project area to its original condition in the event of a failure by the applicant to comply with the conditions or limitations of the special permit.

SECTION 6. SEVERABILITY

The invalidity of any word, section, clause, paragraph, sentence, part, or provision of this Local Law shall not affect the validity of any other part of this Local Law, which can be given effect without such part or parts.

SECTION 7. EFFECTIVE DATE

This local law shall take effect immediately after it is filed with the Secretary of State as provided in section twenty-seven of the Municipal Home Rule Law.

**Town of Red Hook Zoning Chapter
District Schedule of Use Regulations**

ATTACHMENT A

Symbol:

- P** = Permitted use in specified district
- SP** = Special use permit required for use in specified district
- X** = Prohibited use in specified district
- *** = Site plan required

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
RESIDENTIAL PRINCIPAL USES												
Single-family dwelling (existing)	P	P	P	P	P	P	P	P	P	P	P	
Single-family dwelling (new construction or adaptive reuse)	SP*	P	P	P	P	P	P	SP*	X	X	X	§ 143-53
Two-family dwelling (new construction)	X	X	X	X	X	SP	SP	P	X	X	X	§ 143-54
Two-family dwelling (conversion)	X	SP	SP	SP	X	X	SP	SP	X	X	X	§ 143-55
Multifamily dwelling (new construction)	X	X	X	X	SP*	SP*	X	X	SP*	SP*	X	§§ 143-56 and 143-57
Multifamily dwelling (conversion or adaptive reuse)	X	SP*	SP*	SP*	SP*	SP*	X	SP*	SP*	SP*	X	§§ 143-58 and 143-59
Row or attached dwelling	X	X	X	X	X	SP*	SP*	X	X	X	X	
Mobile home on individual lot	X	X	X	X	X	X	X	X	X	X	X	
Mobile home park	X	X	X	X	X	SP*	X	X	X	SP*	X	§ 143-60
Boarding- or rooming house	X	X	X	X	X	X	SP	SP	SP	SP	X	§ 143-61
Community residence	X	P	P	P	P	P	P	P	X	X	X	
Elderly or senior citizen housing complex	X	X	X	X	SP*	SP*	X	X	X	SP*	X	§ 143-62
Enriched housing for the elderly	X	X	SP	SP	SP	SP	X	X	X	X	X	§ 143-63
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	§ 143-37

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Medium solar energy system	P*1	P*	P*	P*	P*	P*	P*1	P*	P*1	P*1	P*	§ 143-37
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37
RESIDENTIAL ACCESSORY USES												
Accessory apartment within single-family dwelling structure (new construction or conversion)	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	§§ 143-64 and 143-65
Accessory apartment within separate structure (adaptive reuse)	X	SP	SP	SP	X	X	X	SP	X	X	X	§§ 143-66
Agriculture	P	P	P	P	P	P	P	P	P	P	P	
Bed-and-breakfast establishment	X	SP	SP	SP	X	X	SP	SP	SP	SP	X	§ 143-67
Cottage on residential premises	X	SP	SP	SP	SP	SP	SP	X	X	X	X	§ 143-68
Home occupation Class 1, occurring within dwelling unit	X	P	P	P	P	P	P	P	P	P	P	
Home occupation Class 2, occurring within customary accessory building on residential premises	X	SP	SP	SP	X	X	SP	X	SP	SP	SP	§ 143-69
Micro Hydropower Facility	SP*	X	X	X	X	X	X	X	X	X	X	§ 143-107.1
Private airstrip or heliport	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-70
Roadside stand	P	P	P	P	P	P	P	P	P	P	P	
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	§ 143-37
Medium solar energy system	P*1	P*	P*	P*	P*	P*	P*1	P*	P*1	P*1	P*	§ 143-37
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Community Services and Facilities; Institutional Uses												
Alternate-care facility	X	X	X	X	X	X	X	SP*	X	X	X	§ 143-74
Congregate-care facility	X	X	X	X	SP*	SP*	X	X	X	X	X	§ 143-75
Cemetery, including mausoleum	X	X	SP*	SP*	X	X	SP*	SP*	X	X	X	§ 143-76
Child day-care center	X	X	X	SP*	SP*	SP*	X	SP*	SP*	SP*	X	§ 143-77
Church or other place of religious worship, including meeting hall, parish house and similar facilities	X	X	SP*	SP*	SP*	SP*	SP*	SP*	P*	P*	X	§ 143-78
Cultural facility (e.g., library, art gallery or museum)	X	SP*	X	X	X	X	SP*	SP*	SP*	P*	X	§ 143-79
Day camp	X	SP*	SP*	SP*	X	X	X	SP*	X	X	X	§ 143-80
Educational campus	X	X	X	X	X	X	X	SP*	X	X	X	§ 143-81
Educational institution, including school for elementary, secondary education or higher education	X	X	X	SP*	X	X	X	SP*	X	X	X	§ 143-82
Family day-care or group family day-care facility ³	X	P*	P*	P*	P*	P*	P*	P*	X	X	X	
Fire station	X	X	X	P*	X	X	P*	X	X	P*	P*	
Government office and/or meeting hall	X	X	X	X	X	X	P*	X	P*	P*	P*	
Hospital	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-83
Membership club	X	X	X	X	X	X	X	P*	X	P*	P*	
Nursery school or day nursery	X	X	X	SP*	SP*	SP*	X	SP*	SP*	SP*	SP*	§ 143-77
Nursing home	X	X	X	X	X	SP*	X	SP*	X	X	X	§ 143-84
Post office	X	X	X	X	X	X	P*	P*	P*	P*	X	

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Public transportation terminal	X	X	X	X	X	X	SP*	SP*	X	SP*	SP*	§ 143-85
Business and Service Uses (in addition to permissible home occupations, farm industries and generally accepted agricultural and farm management practices)												
Airport facility	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-86
Bakery	X	X	X	X	X	X	X	X	P*	P*	X	
Bank	X	X	X	X	X	X	X	X	X	P*	X	
Bar, tavern or nightclub	X	X	X	X	X	X	X	X	X	P*	X	
Building material supply and sales; lumberyard	X	X	X	X	X	X	X	X	X	X	P*	
Business and/or professional office or establishment;	X	X	X	X	X	X	X	X	P*	P*	P*	
Cannabis retail dispensary	X	X	X	X	X	X	X	X	SP	X	SP	§143-67
Commercial boarding and/or breeding kennel; animal hospital (unenclosed)	X	X	SP*	SP*	X	X	X	X	X	X	SP*	§ 143-87
Commercial nursery	X	X	X	X	X	X	X	X	X	P*	P*	
Commercial amusement and recreation facility, including health club	X	X	X	X	X	X	X	X	X	P*	P*	
Conference center, including accessory dining and lodging facilities	X	SP*	X	X	X	X	X	SP*	X	X	X	§ 143-88
Convenience store	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-89

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Drive-in, drive-thru, or drive-in window	X	X	X	X	X	X	X	X	X	X	X	
Farmers' market	X	X	X	X	X	X	X	X	SP*	SP*	SP*	§ 143-90
Food or grocery store	X	X	X	X	X	X	X	X	P*	P*	X	
Food truck	X	X	X	X	X	X	X	P	P ⁴	P	P	Chapter 79 ⁵
Formula business	X	X	X	X	X	X	X	X	X	X	X	
Funeral home	X	X	X	X	X	X	X	X	X	P*	X	
Gasoline station; automobile service facility	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-91
Health Spa	X	X	X	X	X	X	X	X	SP*	P*	X	
Lodging	X	SP*	X	X	X	X	X	SP*	SP*	SP*	X	§ 143-92
Medical or dental clinic	X	X	X	X	X	X	X	X	X	P*	P*	
Office building	X	X	X	X	X	X	X	X	X	P*	P*	
Office park	X	X	X	X	X	X	X	X	X	SP*	SP*	§ 143-94
Personal service use or establishment	X	X	X	X	X	X	X	X	P*	P*	X	
Recreational vehicle park	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-95
Restaurant	X	X	X	SP*	X	X	X	X	P*	P*	X	§ 143-96
Retail business; store or specialty shop	X	X	X	X	X	X	X	X	P*	P*	X	
Riding academy; boarding stable	X	X	SP*	SP*	X	X	X	X	X	X	X	§ 143-98
School conducted for profit, including vocational training and specialized nonacademic instruction	X	X	X	X	X	X	X	X	X	P*	P*	
Self-service laundry or laundromat	X	X	X	X	X	X	X	X	X	P*	P*	

Structure/Land Use	Zoning District Uses for the AB and TND Districts are set forth in §§ 143-39.1 and 143-49.1											Special Permit Reference
	WC	LD	RD5	RD3	R1.5	R1	H	I	HB ²	B1	B2	
Private airstrip or heliport	X	X	X	SP*	X	X	X	X	X	X	X	§ 143-70
Large solar energy system	X	SP*	SP*	SP*	SP*	SP*	X	SP*	X	X	SP*	§ 143-37
Medium solar energy system	P* ¹	P*	P*	P*	P*	P*	P* ¹	P*	P* ¹	P* ¹	P*	§ 143-37
Small solar energy system	P ¹	P	P	P	P	P	P ¹	P	P ¹	P ¹	P	§ 143-37
Customary accessory use or structure incidental to the permitted or special permit use and located on the same lot, as defined in § 143-4 of this chapter	X	P	P	P	P	P	P	P	P	P	P	
TEMPORARY USES												
Carnival, fair, circus, flea market or similar event (off-premises)	X	X	X	X	X	X	X	P	X	P	X	
Carnival, fair, circus, flea market or similar event (on-premises)	X	P	P	P	P	P	P	P	X	P	P	
Private garage or yard sale	X	P	P	P	P	P	P	P	P	P	P	
Temporary building for construction or development purposes	X	P	P	P	P	P	P	P	P	P	P	

Notes:

¹ Ground-mounted Solar Energy Systems Prohibited.

² See § 143-49.3 for design standards for development within the HB District.

³ Except that within a single family or two family residence or apartment that is permitted in the zoning district or lawfully existing as a nonconforming use, a family day care or group family day care, as defined in Section 390 of the Social Services Law, is permitted as an accessory use where licensed, operated and maintained in accordance with applicable laws and regulations including Section 390 of the Social Services Law of the State of New York and in conformance with applicable building codes.

⁴ Daily permit only.

⁵ See § 79-7 for exceptions.