

27.5009.031
February 1, 2024

Mayor Gary Bassett
Village of Rhinebeck
76 East Market Street
Rhinebeck, NY 12572

Re: **Peer Review – Dutchess Shepard, 6 Mulberry Street Development**

Dear Mayor Bassett:

At the Village Board's request, Tighe & Bond has reviewed the additional materials submitted as part of the Board's Zoning Amendment Review for a Bulkeley School Overlay district, on property of the Father Brogan center, as put forward for consideration by Dutchess Shepard LLC at 6 Mulberry Street.

This letter provides Tighe & Bond's findings, comments, and recommendations based on a review of the materials received to-date. It should be noted that additional details of design for the proposed subdivision and site plan review would be undertaken by the Planning Board at a future date pending the Village Board's decisions regarding environmental impact under SEQRA and the proposed zoning amendment.

Basis of Review

Tighe & Bond received the following materials via email which served as the basis of our review. The most recently received materials are in **bold text**:

- Plans prepared by Hildenbrand Engineering, dated as noted below, including the following:
 - Subdivision Site Plan, dated April 1, 2023, revised September 1, 2023
 - Preliminary Overall Subdivision Utility Plan, dated April 1, 2023, revised September 1, 2023
 - Impervious Figure, dated April 1, 2023, revised September 1, 2023
 - Preliminary Water & Septic Details, dated April 1, 2023, revised September 1, 2023
 - Preliminary Site Details, dated April 1, 2023, revised September 1, 2023
 - Preliminary Site Details, dated April 1, 2023, revised September 1, 2023
 - Preliminary Erosion Control Details, dated April 1, 2023, revised September 1, 2023
- Boundary Survey Plan by Decker Surveying, dated March 17, 2021
- Preliminary Stormwater Pollution Prevention Plan, prepared by Hildenbrand Engineering, dated April 4, 2023, revised September 2, 2023
- Phase 1A Literature Search and Sensitivity Assessment & Phase 1B Archaeological Field Reconnaissance Survey, prepared by Hudson Cultural Services, dated March 2023



- Traffic Impact Study for Residential Development, 6 Mulberry Street, Village of Rhinebeck, Dutchess County, New York, prepared by Creighton Manning, dated April 21, 2023, revised September 5, 2023
- Construction Noise Hours of Operation Memo, no date
- Architectural plans prepared by NAVA, dated September 11, 2023
- Water Usage Letter to Village of Rhinebeck from Hildenbrand Engineering, PLLC, dated September 6, 2023
- Village of Rhinebeck Water Department Approval Letter, no date
- Rhinebeck Fire Department Letter, no date
- Lighting Exhibit prepared by Creighton Manning, dated October 2023
- Zoning Table and Narrative Memo – BSO District prepared by NAVA, dated November 22, 2023
- Development Feasibility Report prepared by Hildenbrand Engineering, dated May 19, 2022
- **On Street Parking Memo prepared by NAVA, dated January 19, 2024**
- **Landscaped Privacy Screen Memo prepared by NAVA, dated January 19, 2024**
- **Solar Array Site Lines Plan prepared by NAVA, dated December 6, 2023**
- **New York State Parks, Recreation and Historic Preservation Letter, dated January 17, 2024**
- **Phase I Environmental Site Assessment prepared by PVE, dated December 19, 2019**

During our review the following items were referenced, as necessary:

- New York State Stormwater Management Design Manual
- New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity
- New York State Design Standards for Intermediate Sized Wastewater Treatment Systems
- Dutchess County Design and Construction Standards Plan Submission Guide for Residential and Commercial Onsite Wastewater Treatment Systems and Sewer Mains for Less Than 1,000 Gallons per Day
- 2021 International Fire Code
- Village of Rhinebeck Zoning Code, applicable portions of Chapter 120
- Village of Rhinebeck Subdivision Regulations, applicable portions of Chapter A126

Review Comments

We offer the following comments on the Applicant's most recent submission:

1. It should be noted that David Pearson from the Dutchess County Health Department witnessed the percolation testing that was performed in March 2022 and deep soil testing performed March 2023.
2. The Applicant assumed dimensions for parallel parking spaces for the on-street parking calculations would be eight feet by nineteen feet. In accordance with Section 120-16(A)(3)(b) parallel parking spaces shall be at least seven feet by twenty-two feet. The Applicant should revise the street calculations accordingly.
3. The Applicant should confirm how many parking spaces are being proposed for the multi family building.
4. The Applicant should confirm that the ten-foot-wide privacy planting strips will be on the site plan during the Planning Board review process.
5. The Applicant should confirm that the hours of construction will only be allowed between 7 AM and 6 PM on weekdays unless a construction variance/permit from the Village of Rhinebeck is obtained.
6. The Applicant should confirm whether the mechanical equipment will extend above the parapet at the rear of the building. If the mechanical equipment will extend above the parapet, then more information should be provided regarding potential visual and noise impacts to the adjacent properties.

We appreciate the opportunity to provide these comments for the Board's consideration. Should you have any questions, please do not hesitate to contact me at 845-516-5803.

Very truly yours,

T&B Engineering and Landscape Architecture, P.C.



Brandee Nelson, PE, LEED AP
Vice President

Cc: David Gordon, Esq.
David Ruff, AIA, NAVA
Maisch Friedman, Dutchess Shepard LLC

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