

March 25, 2024

Via E-Mail: mmcclinton@villageofrhinebeckny.gov

Gary Bassett, Mayor
Village of Rhinebeck
76 E Market Street
Rhinebeck, New York, 12572

Re: Petition for Rezoning
Dutchess Shepherd, LLC
Tax Parcel 6170-19-568209
Village Planning Board Comments
Dutchess County Planning and Development Comments

Dear Mayor Bassett and Members of the Village Board of Trustees:

As you are aware this firm represents Dutchess Shepherd, LLC (“Applicant”), which is seeking approval of an overlay district to permit the adaptive reuse of the Bulkeley Schoolhouse, an approximately 15,554 sq. ft. structure located on a 1.43-acre lot (the “Project”), identified as 6 Mulberry Street, in the Village of Rhinebeck, tax parcel no. 6170-19-568209 (the “Property”).

We have reviewed the March 21, 2024 response from Dutchess County Planning and Development (“DCP”) (ZR24-071) and the March 22, 2024 response from the Village Planning Board (“VPD”) on the draft local law and offer the following comments for your consideration.

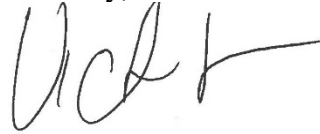
1. DCP Comment on the Overlay District and VPD Comment 1. The Applicant objects to increasing the scope of the overlay district at this time as the SEQRA review was limited to impacts from the Project. The Village can consider broadening the applicability of the overlay district in the future when it begins to implement the recommendations from the forthcoming Comprehensive Plan.
2. DCP comment on trash receptacles. The draft local law already requires that trash receptacles be stored indoors in the Bulkeley Schoolhouse.
3. VPD Comment 7. Permitting the Planning Board to require additional ADA units to “the extent feasible” is improper as it would require the Planning Board to study and weigh in on interior floor plans, which are generally outside of the Planning Board’s purview. It is also unclear what standards would be applied to determine if something is feasible or not. The Applicant has already committed to making five of the proposed nine units fully ADA accessible.
4. VPD Comment 9. Decreasing the size of the proposed lots would require a proportional increase in lot coverage. The lots have been designed with modest 3-bedroom homes which are less than 2,000 sq. ft. in size and are already near maximum lot coverage.

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5. VPD Comment 10. The reference to “elevator” can be deleted as no elevator is proposed.

Thank you for your continued consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Victoria L. Polidoro". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Victoria L. Polidoro

CC: David Gordon, Esq.
Brandee Nelson, PE
John Lyons, Esq.