

Village of Rhinebeck Comprehensive Plan-Thursday, March 23th, 2023

The March 23th, 2023 meeting was called to order by Matt Johnston at 6:00 pm at Village Hall, 76 East Market Street, Rhinebeck, NY with the following members in attendance:

Matt Johnston, Chair

Jeffrey Cotter

Elijah Bender

Steve Rosenberg

Eleanor Pupko

John Clarke

Louis Turpin

Rachel Cavell

John Traver

Guests: Michele Grieg, Lydia Slaby and Sarah Miller

Approval of Previous Minutes. Minutes of the March 9th meeting will be approved at the next Main Committee meeting.

Announcements: Sarah Miller will organize communications with Michele Grieg going forward. Members can correspond with Sarah and she will be sure that Michele receives communication.

The next meeting will be “online encouraged.” Members may participate via Microsoft Teams. The next meeting will be held on April 9th and the Affordable Housing Workshop will take place on April 27th from 6-9PM.

Discussion:

There was lengthy discussion at the beginning of the meeting on how the absence of certain businesses due to renovations or closures impacts the neighborhood.

Discussion on Draft Recommendations:

- **Pattern Book:** The Pattern Book should be in landscape format and modeled on the Tivoli example for inspiration. It should include design guidelines and encourage walkability. It should also focus on sidewalks, trees and the like. The Pattern Book should not be a constraint but serve as a guide and emphasize positive guidance.
- **Facades:** Everyone was in favor of striking this from the recommendations and continue with Planning Board oversight over facades fronting on both public roads and in rear

yards.

- Building at the Municipal Lot/Village Green: Wording should be changed to “framed by active uses such as shops or restaurants.”
- Parking: It was resolved to come back to this issue after a lengthy discussion.
- Farmer’s Market: Michele will look into how the group should draft this. The group agreed to remove “more suitable location” and have it read “suitable location.” “Permanently” will also be removed.
- Infill buildings: No changes.
- Franchise Businesses: wording changed to “strongest legally defensible tools to defend against franchise businesses” and give examples.

There was lengthy discussion regarding CVS, the pocket park that was constructed during the Pandemic and options for connecting the property and making it more suitable for the neighborhood. Many agreed that CVS serves a need in the community and adds instead of detracts from the community.

- Building heights: It was resolved to keep building heights at a maximum of 40’

Adjournment: There being no further business, a motion for adjournment was made at 9:00 pm.