

Minutes of the Village of Rhinebeck Comprehensive Plan-Thursday, May 25th, 2023

The May 25th, 2023 meeting was called to order by Matt Johnston at 6:06pm at Village Hall, 76 East Market Street, Rhinebeck, NY with the following members in attendance:

Matt Johnston, Chair

Michele Grieg (Consultant)

Jeffrey Cotter

Elijah Bender

Eleanor Pupko

John Clarke

Shea Dean

Steve Rosenberg

Ernesto Martynek

Guest: Dylan Tuttle, County Planning Department

Approval of Previous Minutes. Minutes of the May 11th meeting were approved with corrections by motion of Jeff Cotter and seconded by Ernesto Martynek. Several members request that the minutes be posted in tandem with the draft recommendations.

The meetings for June will consist of two meetings: a meeting on June 8th and on June 28th. There will be one meeting only in July and August. It was discussed that the planning consultants will be working on graphics as part of the next stage of the plan.

Dylan Tuttle spoke on behalf of the Dutchess Co. Planning Department with major points as follows:

- Formal review by County Planning will take place toward the end of the process. Dylan discussed demographic work and data as being especially important. GIS Software and general discussion of what plans have consisted of in the past. Online PDF plans often get shelved and not used. Interactive plans including maps and data often have a longer and more useful shelf life. One member asked about the pros and cons about a website versus a document. The Rhinebeck Plan will likely be a combination of both.
- One member asked about the conflict between the Village and Town government and how to force collaboration and how to achieve a symbiotic relationship. Discussion of intermunicipal agreements ensued.
- Discussion of the environmental money and resources offered by governing bodies and

best ideas on how to allocate these resources.

- The intermunicipal agreements between the Town and Village of Red Hook were briefly discussed.
- Further discussion of where the plan will be located with the possibility of a micro website.
- Michele asked Dylan for help with the zoning map and overlay districts and layering. This proves especially useful.
- Dylan Tuttle advised the group that several factors have caused a decline in population. Lack of school age children and a declining prison population due to bail reform has caused a large drop in the county.

Discussion on Draft Recommendations for the Housing Subcommittee:

Continuation of Housing Subcommittee Recommendations and Comments: ●

Recommendation #9 Exemptions: Change from a fixed number to “whatever qualifies based on the criteria for the Star Exemption.”

- Recommendation #10 Inspections: Many are not in favor of this recommendation and it was agreed that this was an issue of enforcement. Budget is also a likely concern. The group agreed to strike this recommendation. One member of the group discussed the need for an enforcement mechanism.
- #11: ADD “to the maximum extent practicable.”
- The group reviewed the comments under the recommendations. Most were in agreement that a lot of these comments were already formed as recommendations. There were minor disagreements related to wordsmithing.
- Odor control: any expansion will be done in such a way to handle development and odor. It was agreed to formulate this statement into a draft recommendation.
- Coherent vision for R-District: it was agreed to come back to this discussion when more members were present to discuss in a substantive way. Similarly, the discussion will continue regarding the proper range for single family house size.
- It was agreed to look into the feasibility of a renter’s resource advocate.

Land Use Recommendations:

- Land Use Recommendation # 1 Upper Story Apartments: The group discussed the benefits of encouraging more residential in the Business Center District. It was discussed that office uses would continue to be allowed but parking requirements would be lessened for residential use so as to encourage the proliferation of apartments. It was also discussed to allow a maximum of 3.5 stories on new construction in the Business Center if there is affordable housing and the last story is set back. Existing buildings will not be allowed to exceed current height limits per the code. The group will revisit this at the next meeting. We also discussed changing the wording to “mixed use”

- Recommendation #2 Community Preservation Fund: Red Hook has adopted this by public referendum. The group is in favor of this. The group also discussed whether the state is going to enact legislation allowing the Village to have a 2% transfer tax for affordable housing? The group discussed the feasibility of pursuing legislation that would permit this. It currently allows this for counties south of Dutchess County.
- Recommendation #3 PRD: One member suggested doubling or tripling density if you follow this and reduce lot size to require a mix of housing types. One member suggested adding a density bonus. The group will revisit this.
- Recommendation #4 Easements: one member questioned the need to burden parcels near the Village Center when there is a need for housing and creative ways for growth. The group will revisit this.
- **Adjournment:** There being no further business, a motion for adjournment was made at 8:58 pm. The next meeting will be held on June 8th.