

Via email:

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Mayor Gary Bassett and Trustees of the Village Board  
Village of Rhinebeck  
76 East Market Street  
Rhinebeck, NY 12572

RE: Additional comment to include during the public hearing on the proposed zoning amendment for 6 Mulberry Street (Section 5.D.1 Screening)

April 8, 2024

Dear Mayor Bassett and Village Trustees;

As property owners who would share a common boundary with the proposed Bulkeley Schoolhouse Overlay, we request a further revision of the amendment that would require within the law that there be both a fence and a ten-foot wide vegetative screening strip placed between the western side of the Bulkeley Schoolhouse building parking lot and driveway, and our property, as was proposed on the landscape plan attached to the March 19, 2024 Grant & Lyons memo to the Village Board.

Our property is uniquely impacted by the parking lot. Our property will be in the direct path of headlights entering along the driveway and parking facing west. A six-foot privacy fence along the edge of the parking lot backed by a ten-foot wide planting strip between the fence and our property will mitigate headlight intrusion and parking lot noise. At the same time, there is little burden to the Applicant. The Applicant has already proposed that there be a ten-foot planted strip between the western boundary of the car park (NAVA Landscape Privacy Screen Memo dated January 19, 2024), and the addition of a six-foot fence would be a small, and easily added imposition.

Thank you for considering our input.

Sincerely,  
Steven and Sarah Miller  
27 South Street