

27.5009.031
October 24, 2023

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 revised preliminary submission materials and 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:

- 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
- 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
- Rhinebeck Fire Department Letter
- Lighting Exhibit prepared by Creighton Manning, dated October 2023

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 submission:

1. A zoning compliance table has been included on the Subdivision Site Plan. The table shows how the project complies with the current Residential Zoning District requirements but no information has been provided on how the project will comply with the proposed Bulkeley Schoolhouse Overlay District requirements. The Applicant should provide this information.
2. The Applicant should provide information regarding the lighting in accordance with Sections 120-18 and 120-47(C)(6).
 - a) There are locations on the southern property line where the footcandles exceed a 0.2 value. The lighting levels shall not exceed 0.1 footcandles at the property lines. The Applicant should revise the plan accordingly.
 - b) The average lighting levels for paths, sidewalks, and parking lots should not exceed one footcandle. The Applicant should provide the average lighting levels for parking versus walkway areas on the plan.
 - c) The maximum height to the top of the light-emitting part of the pole lights shall not exceed 12 feet in the Residential District. The Applicant should provide the height for the pole lights.

3. The Applicant provided a revised Traffic Impact Study which includes the following additions:
- a) A collision analysis was conducted for each of the study intersections for the three-year period from December 31, 2019 to December 31, 2022. Of the eight total reported collisions, two resulted in injury. There were no fatalities or collisions involving pedestrians or bicyclists. The collision analysis results do not indicate any concerning patterns or trends.
 - b) A supplemental trip generation estimate was performed for the former school under the assumption that the school had 55 students. This estimate is equal to or lower than the estimated trip generation for the proposed residential use during the peak hour time periods. The Applicant also outlines that the property is currently used for community purposes.
 - c) The Applicant performed a sight distance analysis at the proposed site driveway on Mulberry Street for vehicles entering and exiting the site. The analysis indicates the available sight distance does not meet the recommended intersection sight distance and stopping sight distance based on a conservative assumed operating speed of 35 miles per hour. However, the stopping sight distance requirements are exceeded when using the posted speed limit of 30 miles per hour. The Applicant's consultant should clarify the operating speed used as the basis for the sight distance assessment. The Board should consider requiring the Applicant to maintain clear sight lines from the site driveway on Mulberry Street as necessary based on the analysis with measures such as implementing no parking zones on Mulberry Street, tree trimming, and/ or limiting the height of snow banks.

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.

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