



**Tighe&Bond**

# SEQRA REVIEW FOR PROPOSED BULKELEY SCHOOLHOUSE OVERLAY ZONE

Village of Rhinebeck  
Village Board

January 23, 2024



# AGENDA

- **Process Status Overview**
  - Process for Proposed Zoning Amendment
  - Village Board Role
  - Planning Board Role
- **Draft Zoning Status**
- **Draft SEQRA Part 3 Review**
  - Impacts on Land
  - Impacts on Groundwater
  - Impacts on Aesthetic Resources
  - Impacts on Historic and Archaeological Resources
  - Impacts on Transportation
  - Impacts on Energy
  - Consistency with Community Plans
  - Consistency with Community Character
- **Next Steps**

# PROCESS STATUS OVERVIEW

- Applicant requested Zoning Amendment (9/14/2021 with revision on 6/10/2022)
- Village Board considers and undertakes revisions
- Village Board Conducts SEQRA
- SEQRA FEAR Part 1 prepared by Applicant and reviewed/revise based on Village Engineer comments
- SEQRA EAF Part 2 prepared by Village Board (12/5/2023); requested Supplemental information from Applicant
- Revised SEQRA EAF Part 2 prepared and published (1/19/2024)
- Draft SEQRA EAF Part 3 prepared and published (1/19/2024)
- Second Draft Zoning Amendment prepared and published (1/22/2024)
- Neighborhood comments on Draft SEQRA Part 3 received (1/21/2024)
- **Village Consultant Present/report to Village Board on Draft SEQRA Part 3 and Comments (1/23/2024)**
- Update Part 3 and Draft Zoning to reflect comments
- Continued public hearing on EAF Part 3 Zoning Public Hearing
- SEQRA Determination/Resolution – Finalize Part 3 and its adoption as a declaration of significance
- Zoning Decision

# ZONING AMENDMENT

- **As currently Proposed would allow:**
  - Adaptive reuse of an existing building
  - Provides design standards for Multifamily housing
  - Creation of zoning compliant lots for additional housing
- **Maintains Historic District Overlay and Residential Zoning standards, except for the schoolhouse adaptation for multifamily housing**

## VILLAGE OF RHINEBECK

### LOCAL LAW NO. \_\_\_ OF THE YEAR 2024

A LOCAL LAW TO AMEND THE ZONING CODE OF THE VILLAGE OF RHINEBECK TO CREATE THE BULKELEY SCHOOLHOUSE OVERLAY DISTRICT

BE IT ENACTED by the Board of Trustees of the Village of Rhinebeck as follows:

#### Section 1. Legislative Intent

The Bulkeley Schoolhouse is located within the Residential District, which limits residential uses to one- and two-family dwellings. The Village intends to support the adaptive reuse of the former Bulkeley Schoolhouse, which is listed on the State and National Registers of Historic Places and which has local significance as a former municipal school, through the creation of the Bulkeley Schoolhouse Overlay District. The intent of the local law is to provide flexibility in uses and dimensional regulations to facilitate and encourage the preservation and reuse of the historic structure. The law has the secondary benefit of providing for the creation of additional housing units to meet the increased demand for housing in the Village. Lastly, the adaptive reuse of an existing structure is consistent with the Village's sustainability goals. This local law is adopted pursuant to the powers conferred upon the Board of Trustees by Section 10 of the Municipal Home Rule Law.

**Section 2. The Zoning Map** referenced in Section 120-5A of the Code of the Village of Rhinebeck, entitled, "Zoning Map; interpretation of boundaries; lots in more than one district" is hereby replaced with the Zoning Map attached to this Local Law as Exhibit A.

**Section 3. Section 120-4** of the Code of the Village of Rhinebeck, entitled, "Establishment of Districts" is hereby amended to insert the Bulkeley Schoolhouse Overlay District (BSO) into the list of overlay districts in Subsection B.

**Section 4. A new Article VIII.I**, entitled "Bulkeley Schoolhouse Overlay District (BSO)" is hereby created to read as follows:

§ 129-39.1. Bulkeley Schoolhouse Overlay District.

A. Purpose. The purpose of the Bulkeley Schoolhouse Overlay (BS-O) District is to provide flexibility in uses and dimensional regulations to facilitate and encourage the preservation and reuse of the historic structure and to provide for the creation of additional housing units to meet the increased demand for housing in the Village.

B. Permitted Uses. All principal and accessory uses permitted in the Residential District, as set forth in §120-28, shall be permitted. In addition, multifamily dwellings are permitted through the adaptive reuse of, and within, the former Bulkeley Schoolhouse.



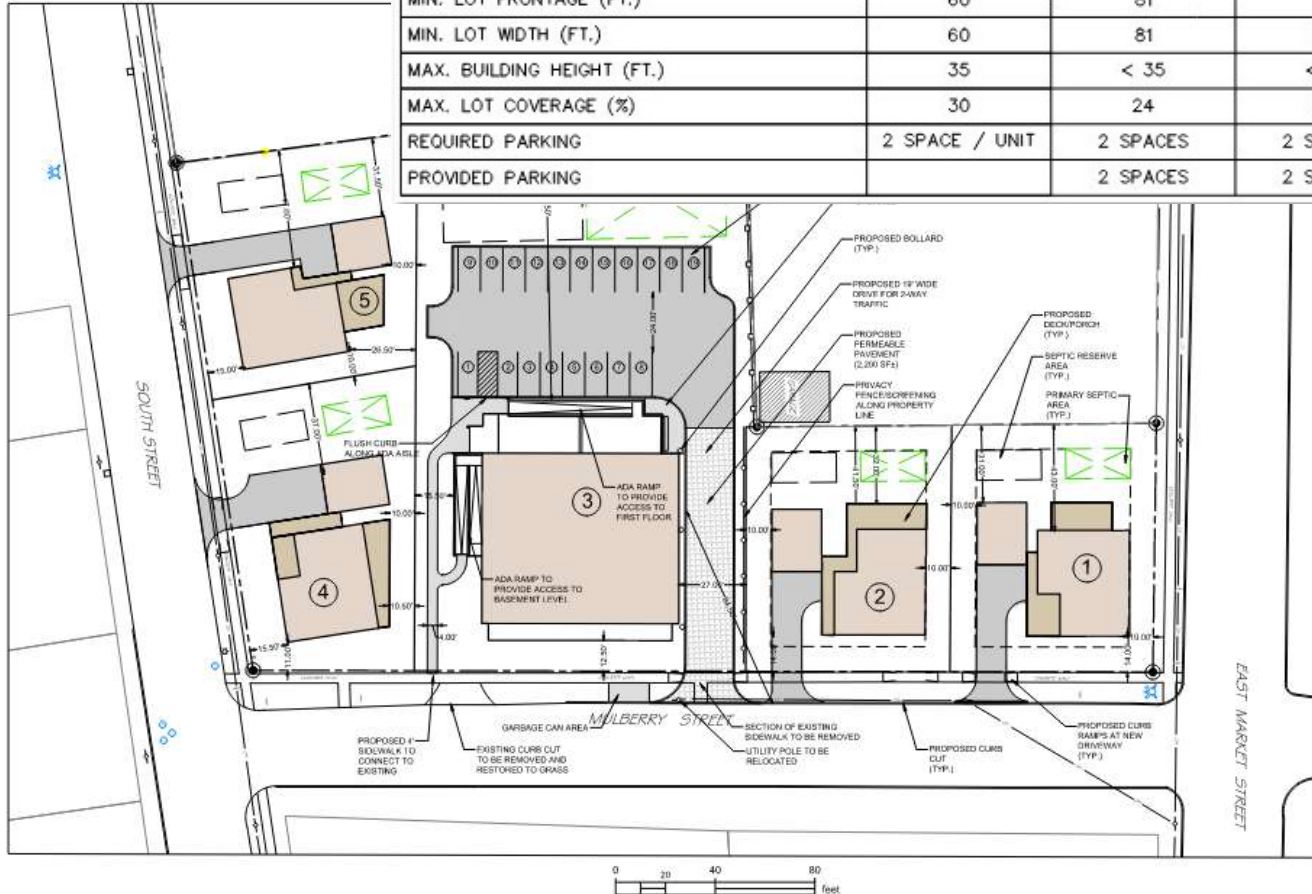


# SEQRA PART 3 REVIEW – IMPACT ON LAND

VILLAGE OF RHINEBECK ZONING REQUIREMENTS (RESIDENTIAL ZONING DISTRICT)						
	REQUIRED	LOT #1	LOT #2	LOT #3	LOT #4	LOT #5
MIN. LOT AREA (SF)	8,000	8,142	8,115	29,512	8,533	8,510
MIN. FRONT YARD (FT.)	10	13.95	13.96	12.27	15.31	15.03
MAX. FRONT YARD SETBACK (FT.)	25	13.95	13.96	12.27	15.31	15.03
MIN. SIDE YARD SETBACK (FT.)	10	10.00	10.0	15.51	10.76	10.01
MIN. REAR YARD SETBACK (FT.)	10	43.00	41.50	111.50	10.50	26.50
MIN. LOT FRONTAGE (FT.)	60	81	81	113	110	96
MIN. LOT WIDTH (FT.)	60	81	82	113	114	96
MAX. BUILDING HEIGHT (FT.)	35	< 35	< 35	< 35	< 35	< 35
MAX. LOT COVERAGE (%)	30	24	24	26	22	22
REQUIRED PARKING	2 SPACE / UNIT	2 SPACES	2 SPACES	18 SPACES	2 SPACES	2 SPACES
PROVIDED PARKING		2 SPACES	2 SPACES	18 SPACES	2 SPACES	2 SPACES

**NOTES:**

1. SURVEY INFORMATION IS BASED UPON A MAP ENTITLED "BOUNDARY SURVEY" SHEPARD, LLC, PREPARED BY DECK SURVEYING, DATED MARCH 17, 2021.



**Z**

**Applicant:** Dutchess Shepard LLC  
333 Cedar Heights Road  
Rhinebeck, NY 12572

**Owner:** Dutchess Shepard LLC  
333 Cedar Heights Road  
Rhinebeck, NY 12572

**Site Data:**  
 579 ADDRESS: 6 Mulberry Street  
 Rhinebeck, NY  
 LOT SIZE: 1.44 AC  
 TAX MAP: 186001 6170500009  
 Zoning: RR-35

**HILDEBRAND ENGINEERING**

HILDEBRAND ENGINEERING, PLLC  
300 CANTON ROAD  
HOPEWELL JUNCTION, NY  
845-438-8800  
www.hildebrand-engineering.com

6 MULBERRY STREET  
VILLAGE OF RHINEBECK  
DUTCHESS COUNTY, NEW YORK

**TITLE:**  
SUBDIVISION SITE PLAN

**DATE:** As Shown  
**DATE:** April 1, 2023  
**DESIGNER:**  
**CHECKED BY:** RB  
**PROJECT NO.:**  
**CLIENT NO.:**  
**DWG. NO.:** C-100

© HILDEBRAND ENGINEERING, P.C.



# SEQRA PART 3 REVIEW – IMPACT ON GROUNDWATER



O.W.T.S. FIELD TESTING INFORMATION		
DEEP TEST HOLE DESCRIPTION	PERCOLATION RATE (MIN/IN)	R.O.B. GRAVEL FILL
DT-1: 0"-6" TOPSOIL; 6" TO 84" BROWN COARSE SAND WITH GRAVEL, NO GROUNDWATER OR LEDGE	PT-1 = 3 MIN/INCH PT-2 = 3 MIN/INCH PT-3 = 4 MIN/INCH PT-4 = 3 MIN/INCH PT-5 = 4 MIN/INCH PT-3 = 3 MIN/INCH  (DESIGN RATE = 1-5 MIN/INCH)	NONE
DT-2: 0"-6" TOPSOIL; 6" TO 84" BROWN COARSE SAND WITH GRAVEL & FRACTURES COBBLES, NO GROUNDWATER OR LEDGE		
DT-3: 0"-6" TOPSOIL; 6" TO 84" BROWN COARSE SAND WITH GRAVEL, NO GROUNDWATER OR LEDGE		
DT-4: 0"-6" TOPSOIL; 6" TO 84" BROWN COARSE SAND WITH GRAVEL, NO GROUNDWATER OR LEDGE		
DT-5: 0"-6" TOPSOIL; 6" TO 84" BROWN COARSE SAND WITH GRAVEL, DEBRIS ENCOUNTERED, HOLE LOCATION SHIFTED & RE-DUG NO GROUNDWATER OR LEDGE		
DT-6: 0"-6" TOPSOIL; 6" TO 90" BROWN COARSE SAND WITH GRAVEL, NO GROUNDWATER OR LEDGE		

TABLE NOTES:  
 1. DEEP & PERCOLATION TESTING WAS PERFORMED BY HILDENBRAND ENGINEERING, PLLC. THE DEEP TESTS WERE WITNESSED BY DCDOH ON MARCH 10, 2023.

SITE ADDRESS: 6 Mulberry Street  
 Rhinebeck, NY  
 LOT SIZE: 1.44 AC  
 TAX MAP: 10001-410-56009  
 Zoning: R8-35

HILDENBRAND ENGINEERING, PLLC  
 300 W. BARTHOLOMEW  
 HOPKINS, ANCTION NY  
 12533-1000

6 MULBERRY STREET  
 VILLAGE OF RHINEBECK  
 DUTCHESS COUNTY, NEW YORK

TITLE:  
 PRELIMINARY OVERALL  
 SUBDIVISION UTILITY PLAN

Date: 03/20/23  
 Drawn: April 1, 2023  
 Checked: [blank]  
 Project No.: [blank]  
 Sheet No.: [blank]  
 Prep. No.: [blank]

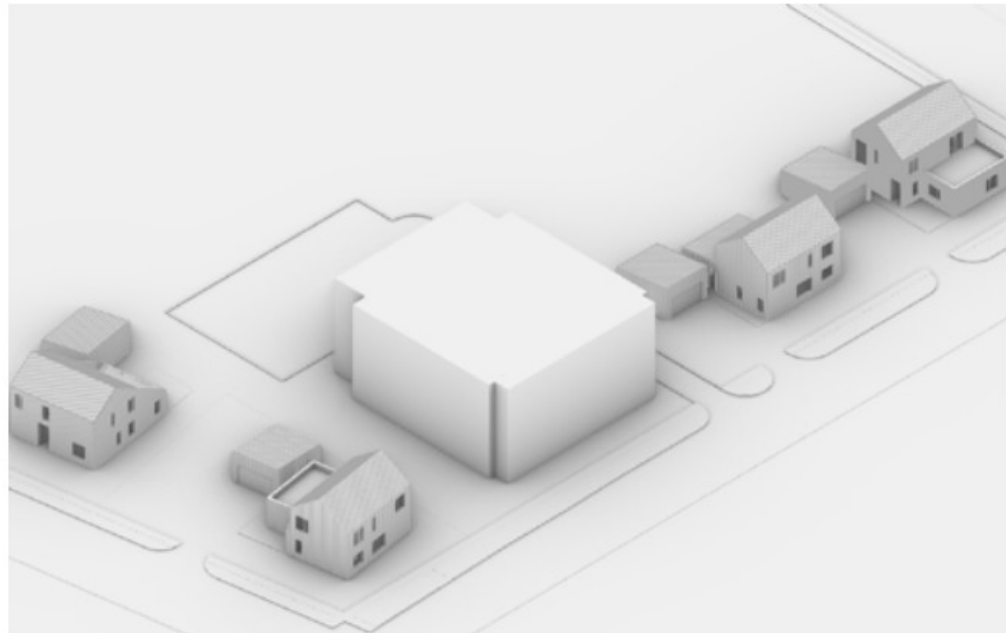
BRIAN HILDENBRAND, P.E.  
 REG. NO. 13000  
 C-200





# SEQRA PART 3 REVIEW – IMPACT ON AESTHETIC RESOURCES

- Adaptive reuse of the Bulkeley Schoolhouse does not present and significant aesthetic impact
- Make provision that development of single-family homes on vacant land does not cause and adverse visual impact relating to either aesthetics or historic district
- Evaluate was to reduce potential for significant adverse aesthetic impact from lighting and other project amenities
- Village Board will evaluate impacts including screening as mitigation

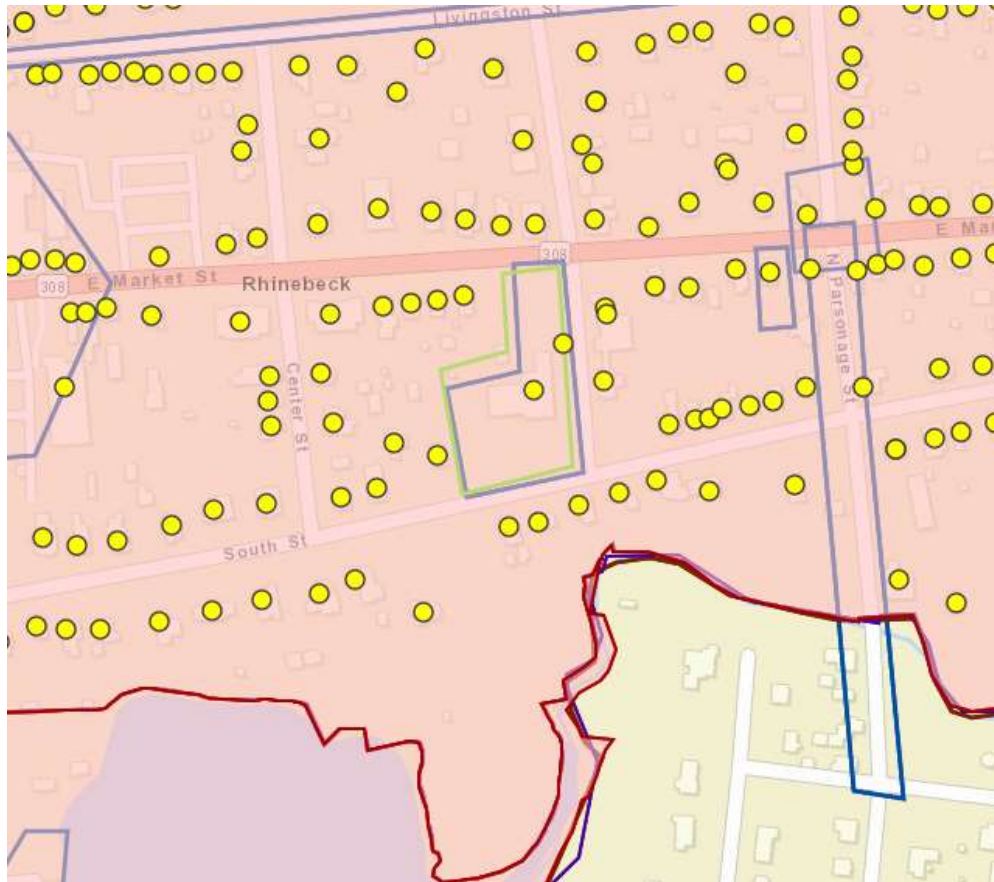


Axonometric N-W at corner of South Street and Mulberry Street

© NAVA 2023

6 Mulberry  
Design Development Presentation 01  
15 September 2023

# SEQRA PART 3 REVIEW – IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES



- Located in Historic District
- Bulkeley Schoolhouse is a contributing building to the Historic District
- Subject to Historic District Overlay Design Standards and Review
- Phase 1A/1B Archaeological Assessment Prepared – no archaeological findings
- NYS OPRHP SHPO Review in Progress for Historic Resources
- Neighborhood residents have asked the Village to consider design of homes in evaluation of impacts



# SEQRA PART 3 REVIEW – IMPACT ON TRANSPORTATION

Table 4 – Trip Generation Summary for Proposed Use

Land Use	Independent Variable	Weekday AM Peak Hour			Weekday School Dismissal Peak Hour			Weekday PM Peak Hour			Saturday Midday Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
		Multifamily Housing (Low-Rise) – LUC 220	9 Units	1	3	4	3	2	5	3	2	5	2
Single Family Detached House – LUC 210 <sup>1</sup>	4 Unit	0	4	4	4	0	4	4	0	4	0	4	4
<b>Total Trips Generated</b>		<b>1</b>	<b>7</b>	<b>8</b>	<b>7</b>	<b>2</b>	<b>9</b>	<b>7</b>	<b>2</b>	<b>9</b>	<b>2</b>	<b>6</b>	<b>8</b>

<sup>1</sup>A total of four units for this development as is reflected in the total trips generated row.

Table 7A – Level of Service Summary

Intersection	Control	Weekday AM Peak Hour			School Dismissal Peak Hour		
		2023 Existing	2025 No-Build	2025 Build	2023 Existing	2025 No-Build	2025 Build
		East Market St/Mulberry St	U				
E. Market St, EB LTR		A (7.7)	A (7.7)	A (7.7)	A (7.6)	A (7.6)	A (7.6)
E. Market St, WB LTR		A (7.5)	A (7.5)	A (7.5)	A (7.7)	A (7.8)	A (7.8)
Mulberry St, NB LTR		B (13.0)	B (13.3)	B (13.3)	C (15.0)	C (15.5)	C (15.7)
Mulberry, SB LTR		B (12.4)	B (12.6)	B (12.7)	B (13.7)	B (14.1)	B (14.2)
East Market St/North Parsonage St	U						
E. Market St, EB LTR		A (7.7)	A (7.7)	A (7.7)	A (7.6)	A (7.6)	A (7.6)
E. Market St, WB LTR		A (7.9)	A (7.9)	A (7.9)	A (7.8)	A (7.8)	A (7.8)
N. Parsonage St, SB LTR		B (13.5)	B (13.8)	B (13.8)	B (11.7)	B (11.8)	B (11.8)
Mulberry St/South Street	U						
South St, EB LT		A (7.6)	A (7.7)	A (7.7)	A (7.8)	A (7.9)	A (7.9)
Mulberry St, SB LR		A (9.6)	A (9.8)	A (9.8)	B (10.1)	B (10.3)	B (10.3)
South St/South Parsonage St	U						
South St, EB TR		B (12.5)	B (14.1)	B (14.1)	B (11.5)	B (12.5)	B (12.5)
South St, WB LT		C (23.0)	D (25.2)	D (25.2)	C (16.6)	C (17.2)	C (17.2)
S. Parsonage St, NB LR		A (8.3)	A (8.3)	A (8.3)	A (7.8)	A (7.8)	A (7.8)
S. Parsonage St, SB LTR		A (0)	A (0)	A (0)	A (7.5)	A (7.5)	A (7.5)
Mulberry St/Lot 1	U						
Lot 1, EB LR		--	--	A (9.3)	--	--	A (0)
Mulberry St, NB LT		--	--	A (0)	--	--	A (0)
Mulberry St/Lot 2	U						
Lot 2, EB LR		--	--	A (9.3)	--	--	A (0)
Mulberry St, NB LT		--	--	A (0)	--	--	A (0)
Mulberry St/Lot 3	U						
Lot 3, EB LR		--	--	A (9.0)	--	--	A (0)
Mulberry St, NB LT		--	--	A (0)	--	--	A (0)
South St/Lot 4	U						
South St, EB LT		--	--	A (0)	--	--	A (7.4)
Lot 4, SB LR		--	--	A (8.8)	--	--	A (0)
South St/Lot 5	U						
South St, EB LT		--	--	A (0)	--	--	A (7.4)
Lot 5, SB LR		--	--	A (8.8)	--	--	A (0)

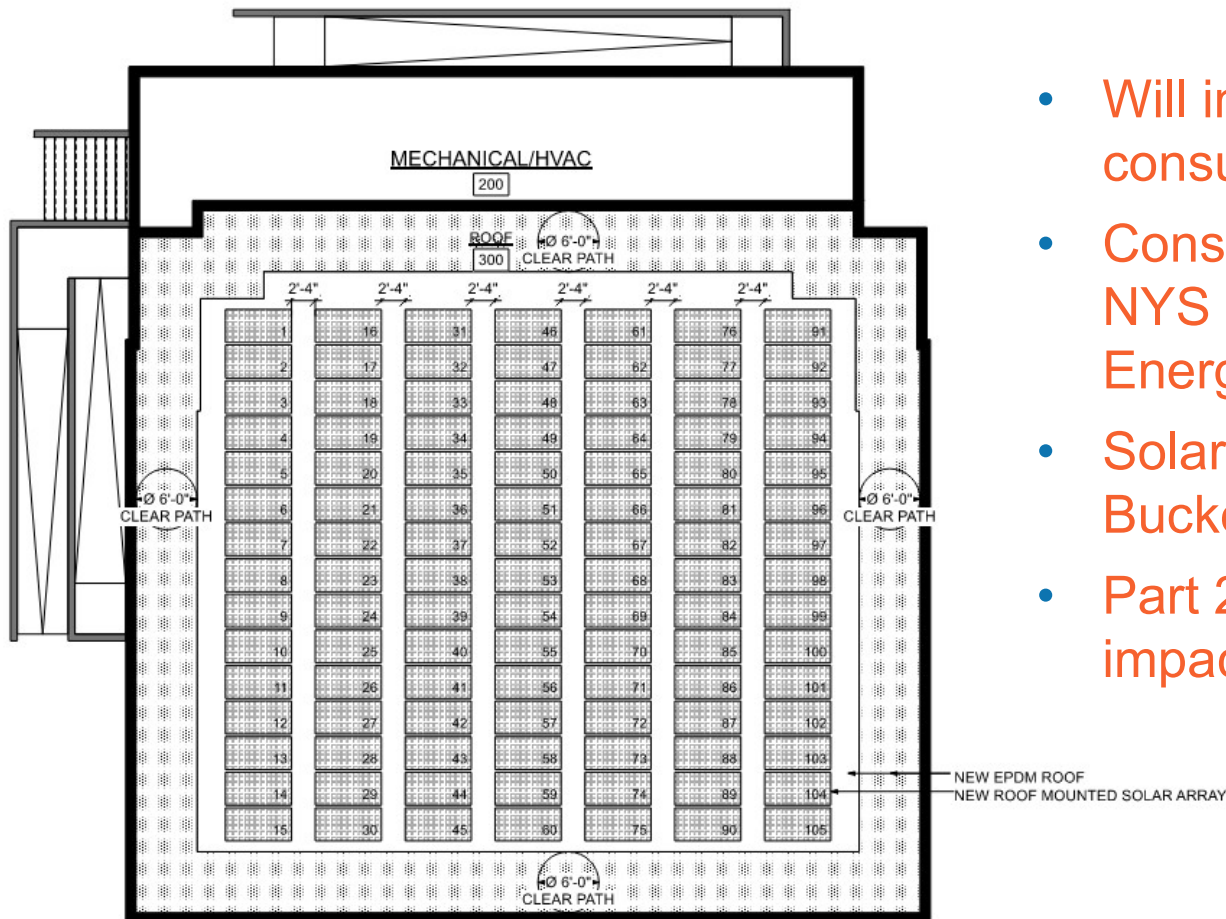
U = Unsignalized intersection  
 S = Signalized intersection  
 EB, WB, NB, SB = Eastbound, Westbound, Northbound, and Southbound intersection approaches  
 L, T, R = Left-turn, Through, and/or Right-turn movements  
 X (Y.Y) = Level of service (Average delay in seconds per vehicle)

Table 7B – Level of Service Summary

Intersection	Control	Weekday PM Peak Hour			Saturday Midday Peak Hour		
		2023 Existing	2025 No-Build	2025 Build	2023 Existing	2025 No-Build	2025 Build
		East Market St/Mulberry St	U				
E. Market St, EB LTR		A (7.7)	A (7.7)	A (7.7)	A (7.6)	A (7.6)	A (7.6)
E. Market St, WB LTR		A (7.5)	A (7.7)	A (7.7)	A (7.7)	A (7.7)	A (7.7)
Mulberry St, NB LTR		B (12.6)	B (13.0)	B (13.2)	B (12.2)	B (12.4)	B (12.4)
Mulberry, SB LTR		B (12.3)	B (12.4)	B (12.5)	B (11.3)	B (11.5)	B (11.5)
Mulberry St/South Street	U						
South St, EB LT		A (7.6)	A (7.4)	A (7.4)	A (7.4)	A (7.4)	A (7.4)
Mulberry St, SB LR		A (9.1)	A (9.6)	A (9.3)	A (9.1)	A (9.3)	A (9.3)
Mulberry St/Lot 1	U						
Lot 1, EB LR		--	--	A (0)	--	--	A (8.8)
Mulberry St, NB LT		--	--	A (0)	--	--	A (0)
Mulberry St/Lot 2	U						
Lot 2, EB LR		--	--	A (0)	--	--	A (8.8)
Mulberry St, NB LT		--	--	A (0)	--	--	A (0)
Mulberry St/Lot 3	U						
Lot 3, EB LR		--	--	A (8.7)	--	--	A (8.8)
Mulberry St, NB LT		--	--	A (7.3)	--	--	A (7.3)
South St/Lot 4	U						
South St, EB LT		--	--	A (7.3)	--	--	A (8.5)
Lot 4, SB LR		--	--	A (0)	--	--	A (0)
South St/Lot 5	U						
South St, EB LT		--	--	A (7.3)	--	--	A (8.5)
Lot 5, SB LR		--	--	A (0)	--	--	A (0)

U = Unsignalized intersection  
 S = Signalized intersection  
 EB, WB, NB, SB = Eastbound, Westbound, Northbound, and Southbound intersection approaches  
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# SEQRA PART 3 REVIEW – ENERGY



- Will increase energy consumption
- Construction required per NYS Building Code and Energy Conservation Code
- Solar is proposed for Buckeley School Building
- Part 2 EAF analysis indicated impacts are small to moderate

01 Solar Array : Roof Plan  
 SCALE: 3/32" = 1' - 0"  
 105 SOLAR PANELS, 30 DEGREE ANGLE SOUTH FACING

# SEQRA PART 3 REVIEW – IMPACTS ON NOISE, ODOR, LIGHT

## • Noise

- Construction noise will occur
- Should be consistent with Village Standards
- Village can further limit construction hours if appropriate to reduce impact on neighborhood

### □ § 120-13 General performance standards.

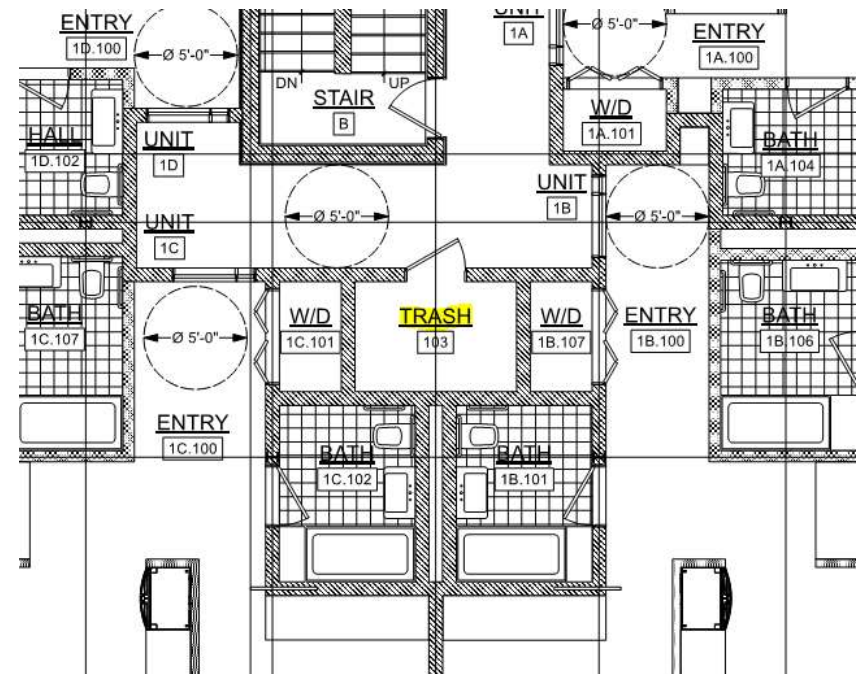
No use shall be established or maintained that does not conform to the following standards of use, occupancy and operation, in addition to all relevant provisions of other local, state and federal laws, rules and regulations. Continued conformance with such standards shall be a requirement for the maintenance of any certificate of occupancy issued under this chapter.

#### A. Noise.

- (1) No person shall operate or cause to be operated any source of steady sound, except as set forth below, which exceeds the following limits at any property line of the lot from which the noise is emitted:
  - (a) Eighty decibels between the hours of 7:00 a.m. and 10:00 p.m.; and
  - (b) Seventy decibels between the hours of 10:00 p.m. and 7:00 a.m.
- (2) In the Village Center and Gateway Business Districts, commercial uses shall not be permitted to have outdoor live music, except as approved by the Village Board of Trustees for specific events. Such uses may have outside speakers if approved under site plan review.
- (3) The following uses and activities shall be exempt from these noise regulations:
  - (a) **Temporary construction** or maintenance noises and vibrations between the **hours of 7:00 a.m. and 8:00 p.m.**
  - (b) Transient noises of moving sources such as automobiles, trucks, motorcycles, construction equipment, and snow removal equipment.
  - (c) Noise from safety signals, warning devices, and emergency generators.
  - (d) The sound of bells or chimes from a place of worship.
  - (e) Noises generated by farm activities.

## • Odor

- Rubbish collection consistent with residential use and same as neighborhood
- Interior collection; place at curb on pick up days



NAVA 6 Mulberry Street Building Plan; 1<sup>st</sup> Floor, 2023



# SEQRA PART 3 REVIEW – IMPACTS ON NOISE, ODOR, LIGHT

## • Light

- Proposed BS-O requires development to “Minimize adverse impacts of illumination on neighboring lots
- Existing Zoning 120-18 will apply
- Village to consider other screening and visual mitigation measures



Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Type: \_\_\_\_\_

### Mirada Bollard (MRB) Low Level Lighting



OVERVIEW	
Lumen Package	1,000 - 3,000
Wattage Range	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

#### QUICK LINKS

[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts
	4	A	Single	MRB-LED-30L-ACR-S-UNV-DIM-30-XX-XX-H-50 inch height	0.900	2655	38.4
	5	B	Single	MRB-LED-30L-ACR-A-UNV-DIM-30-XX-XX-XX-H 50 inch height	0.900	2011	29.1
	4	C	Single	OPS-SA-05L-4F-UNV-30K8-XX-XX-XX	0.900	5023	34
	1	D1	GROUP	VEGA-02-13-T-40-AA	0.90	N.A.	N.A.
	1	D2	GROUP	VEGA-02-13-T-40-AA	0.90	N.A.	N.A.
	1	D3	GROUP	VEGA-02-13-T-40-AA	0.90	N.A.	N.A.



Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

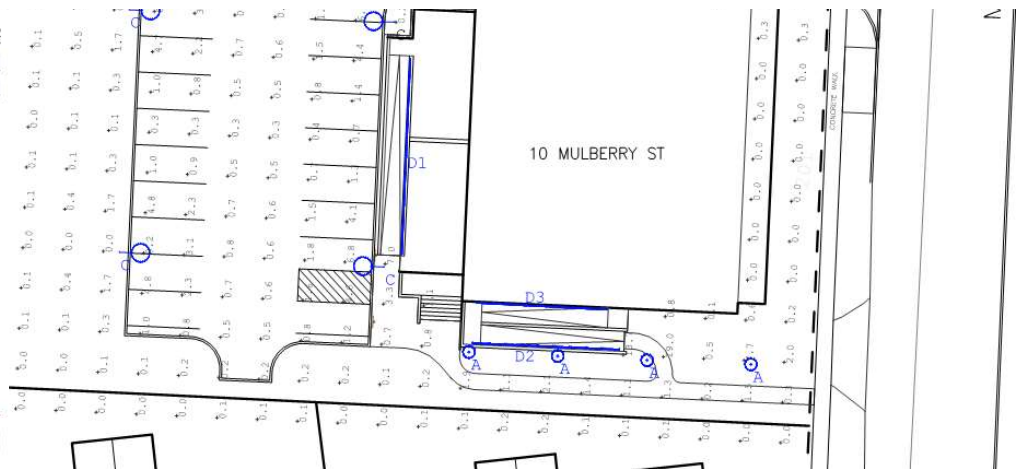
### Opulence Small Side Arm Mount (OPS SA) Outdoor Area Light



OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	128 - 165
Weight lbs (kg)	16 (7.3)

#### QUICK LINKS

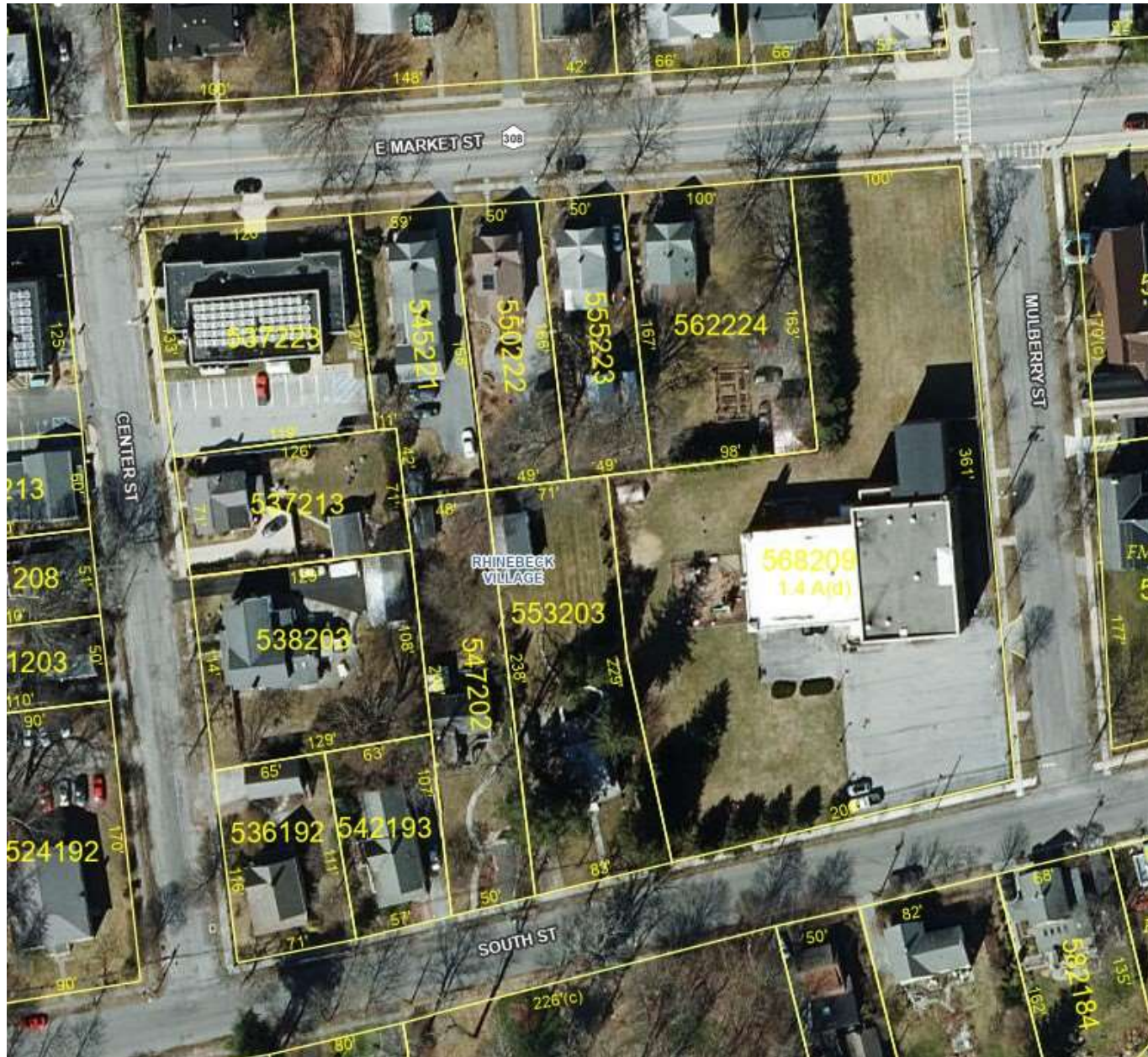
[Ordering Guide](#) [Performance](#) [Photometrics](#) [Dimensions](#)



# SEQRA PART 3 REVIEW – CONSISTENCY WITH COMMUNITY PLANS

- **Adaptive reuse generally consistent with historic preservation; specific plans must also be consistent**
- **Preserve and enhance Rhinebeck as a “concentrated village center”**
- **Increase housing stock, and a diversity of housing types**
- **Multifamily housing adaptation and infill consistency is TBD**
- **Affordable housing consistency is TBD**

# SEQRA PART 3 REVIEW – CONSISTENCY WITH COMMUNITY CHARACTER – PROPOSED BS-O





# SEQRA PART 3 REVIEW – CONSISTENCY WITH COMMUNITY CHARACTER – SOUTH OF PROPOSED BS-O





# SEQRA PART 3 REVIEW – CONSISTENCY WITH COMMUNITY CHARACTER – EAST OF PROPOSED BS-O





# SEQRA PART 3 REVIEW – CONSISTENCY WITH COMMUNITY CHARACTER – NORTH OF PROPOSED BS-O





# NEXT STEPS

- Update Part 3 and Draft Zoning to reflect comments
- Continued public hearing on EAF Part 3 Zoning  
Public Hearing
- SEQRA Determination/Resolution – Finalize Part 3  
and its adoption as a declaration of significance
- Zoning Decision