

Minutes of the Village of Rhinebeck
Comprehensive Plan
Thursday, July 13th, 2023

The July 13th, 2023 meeting was called to order by Matt Johnston at 6:00pm at Village Hall, 76 East Market Street, Rhinebeck, NY with the following members in attendance:

Matt Johnston, Chair
Michele Grieg (Consultant)
Deirdre Burns
Jeffrey Cotter
Elijah Bender
Eleanor Pupko
John Clarke
Shea Dean
Steve Rosenberg
Rachel Cavell
John Traver
Guest: Brandee Nelson, Village Engineer

Approval of Previous Minutes. Minutes of the June 8th meeting were approved with corrections by motion of Jeff Cotter and seconded by Steve Rosenberg.

Brandee Nelson spoke in detail regarding infrastructure and wastewater with major points as follows:

- V. of Rhinebeck consists of central water with a smaller system of central sewage covering the Village Center and Oak Street. The Wastewater Plant is located on Astor Drive. Max. allowed is 260,000 GPD per current system with 184,000 gallons per day counted over a five day average.
- There are 350 single family homes on sewer with 300 gall. per day per home as the average usage.
- Heavy rains, summer visitors etc all add to the usage numbers. The Village currently has 46,000 GPD in available capacity without upgrading.
- We do not have infiltration issues like other communities. Not seen here during heavy rains.
- Potential development at Locust Hill not added to the above figures. It will likely contribute 17,600 GPD.
- Gravel loam soil is mainly on the east side of the Village which is consistent with the high development of this side of the Village over time.

- Dutchess-Cardigan Complex to the west of Route 9 consists of hilly and rocky silt loam. This area has shallow bedrock and is difficult for septic systems.
- Dutchess County Board of Health has jurisdiction over septic systems of 1,000 gallons or less. County can regulate beyond the state threshold.
- The EPA discusses in detail the environmental impact of septic systems and percolation thus explaining Dutchess County's reasoning in strict regulations. ● Central water allows for more septic density despite environmental concerns. ● Brandee will share this presentation with the group.

Topics for Further Discussion as of 7/13: Michele and Matt went through topics to be reviewed by the group as requiring additional feedback and discussion. This consisted of a review of the Zoning Map with possible amendments under discussion including:

1. Creating a Hospital District, a Multifamily District, and a new residential district. ● There was general agreement to create a hospital district with language as to the purpose for such a district. Some disagreed and would like to keep the nonconforming use with special permit to encourage negotiations each time the Hospital appears before the Planning Board. Many agree that we should create a District and draft language to encourage the hospital's success in this community.
2. Mapping the Fairgrounds District and the Historic Overlay District
 - There was discussion that a portion of the Fairgrounds District should have residential multi-family as an allowed use.
 - Dylan has a draft map of the Fairgrounds District to be outlined on the Zoning Map to share.
 - Historic homes should keep scale in this area along Route 9 and facades fronting Route 9 should be protected.
3. Expanding the Special Sensitivity Overlay District(s).
 - There was discussion of expanding the Business Center District and removing the Special Sensitivity Overlay for a portion of the area where businesses straddle the residential district like the Delamater Conference Center (along with two houses owned by Delamater) and Terrapin Restaurant. One member believes that expansion of the Business Center District will allow for higher lot coverage, lower rents and a vibrant downtown area. One member feels that the Business Center does not need to expand.
 - Proposal to expand SSO to include properties along West Market Street like the Ambrose Wager House and add these properties to the Business Center.
 - Discussion of Office Park at 187 East Market Street: Discussion to allow for mixed use development in this area with the potential of adding a floor and re-zoning for medical/professional use. This will fulfill a need for this place and improve its appearance. The existing nonconforming use restrains the owner from making

improvements.

- Discussion of a new residential district on Route 308 West (Village Green, Wells Manor, Baker House, Wells-Teller House). Residential zone allowing multi-family housing types with mixed income threshold. There was also discussion of a walking connection from Wells Manor to the Village Center. ● There was discussion of refining the existing Land Conservation District to protect water resources like kills, lakes and floodplains One member suggested calling it a Water Resource Protection District. Reconfigure buffer zones, perhaps 40' as 200' might be too large a buffer. 50 to 100' was a placeholder, but to vary depending on the topography. Group will come back to this.
- Group came back to the identified "purple district" on the Zoning Map along Route 9 across from the hospital. This should be multi-family, preserving the historical frontage with allowed appropriate professional usages. This will be revisited.

● **Adjournment:** There being no further business, a motion for adjournment was made at 8:53 pm. The next meeting will be on August 10th.