

Minutes of the Village of Rhinebeck  
Comprehensive Plan  
Thursday, January 11th, 2023

The January 11th, 2023 meeting was called to order by Matt Johnston at 7:00pm at Village Hall, 76 East Market Street, Rhinebeck, NY with the following members in attendance:

Matt Johnston, Chair  
Elijah Bender  
Deirdre Burns  
John Clarke  
Jeff Cotter  
Ernesto Martynek  
Eleanor Pupko  
Louis Turpin  
John Traver

**Approval of Previous Minutes.** Minutes of the December meeting were approved with corrections by motion of Louis Turpin and seconded by John Clarke.

Michele went over comments from the County Planning Department as well as updates on graphic design. Drafts will be submitted to the County Planning while feedback is ongoing from the Committee members.

There was a discussion on the traffic impact of the blinking light at S. Parsonage and South Street. The Village Board approved a four way stop at the last meeting. South Parsonage will continue to be a one-way street between East Market and South Street. One member suggested opening the street to two-way traffic as it forces many cars to the Beech/East Market Street intersection. Another member who participated in the Transportation Subcommittee believes that the recommendations and comments of this subcommittee should be taken into account.

**Topics for Further Discussion as of 12/14:**

- Graphic of Potential Parking Structure at Municipal Lot: the group agreed to include the graphic showing an elevation of the enhanced municipal lot showing a village green and potential parking structure. No recommendation is made for the construction of a parking structure at this time and this is shown

only as a conceptual illustration.

- Gas Station Plantings and Curb Cuts: it was agreed that this design is agreed on by members of the Committee so long as a note is made on the plan that any design will be implemented in collaboration with the property owner and that it will be conducive to commercial truck traffic.
  - Uniformity in Zoning: the recommendation calling for a prohibition of multi-family dwellings back to single-family dwellings was taken up by the group. There was a 4-4 vote and this recommendation did not pass. In the meantime, Michele will work with the Village attorney to draft a potential recommendation discouraging such conversions that does not violate uniformity in zoning.
  - Town Hall: the group will think about adaptive reuse here if the facility moves. The Bulkeley Building is different as it is currently vacant.
  - Reduction of PRD Lot Size from 3 Acres to 1.25 Acres: the group agreed to revise the recommendation to allow for a reduction where sewer allows for this smaller sized lot. There will be maps forthcoming for more context.
  - Biking Signs: the group was unanimously against it.
  - No Idling Law: the group was in favor. A draft recommendation will be forthcoming.
  - It was agreed to remove the recommendation that the Village Board can meet at many locations throughout the Village in the Civic Engagement Section. The current Village Hall is the best venue for this business.
  - There was discussion about an additional budget request if Michele is to remain involved with meeting with the Committee and reviewing edits. The group agreed to request for this additional budget item. There was a motion made to send the draft of the Comprehensive Plan to the County Planning with the provision that it is a preliminary review and not a formal review. The motion carried.
  - Group discussed the need for a succinct vision statement. Discussed the need to rename and relocate the seven "vision themes" and more clearly emphasize the priorities. The group requested for the AI generated list to be sent around ahead of the next meeting to help in continuing the vision statement discussion.
- **Adjournment:** There being no further business, the meeting was adjourned at 8:57 pm and the February meeting was set for 2/8.