

Village of Rhinebeck Comprehensive Plan-Thursday, April 27th, 2023

The April 27th, 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
Jeffrey Cotter
Elijah Bender
Eleanor Pupko
John Clarke
Deirdre Burns
Louis Turpin
Rachel Cavell
John Traver
Shea Dean
Steve Rosenberg
Ernesto Martynek

Approval of Previous Minutes. Minutes of the April 13th meeting were approved with corrections by motion of Matt Johnston and seconded by Louis Turpin.

The group discussed permit parking in the residential district on Livingston Street. Any recommendation by the Main Committee will go through a lengthy public hearing process before submission to the Village Board.

There was discussion with Michele Grieg regarding the zoning map and potential changes to clear up any ambiguities. Zoning districts need to be clearly shown on the zoning map along with the Historic Overlay District and the Special Sensitivity Overlay District. It was suggested to make color changes to the Special Sensitivity Overlay Districts to clarify the underlying district. ~~use bulk standards of the residential district and not the Village Center so commercial uses have residential standards and appearances. Additionally, minor color changes should be made to the map.~~ The Land Conservation Overlay District should ~~will~~ also be indicated ~~shown~~ on the updated map ~~as~~ with a note. There was a proposal for a land use map apart from the zoning map.

Some of the properties flagged for development have constraints on them such as steep slopes of 20' or more and flood designation. Members suggested that the maps might vary from the actual physical conditions.

The northwest area of the Village is better for potential development although it consists of rocky terrain.

Lengthy discussion on inclusionary and exclusionary zoning practices and lot constraints with private septic and lack of central sewage. Discussion of burgeoning technology in this area. A few members mentioned the need for diversity of housing types to create a more vibrant community. A sewer study is underway to be available by May.

Discussion on Draft Recommendations for the Land Use Subcommittee:

- #1 Triplex and Multi Family: The consultants advise that site plan approval would be adequate enough to encourage multi-family. Some members feel that Accessory Dwelling Units “ADU” units would be more palatable. Sewer requirements constrain the lot. One member suggested a multi-family overlay district. The group will revisit this as no consensus was reached on this recommendation.
- #2 Prohibition of Multi-Family to Single Family: One member asked what is the legality of prohibiting the conversion of a two-family home into a single-family home in a district where single-family homes are a permitted use by right? There is a uniformity requirement in zoning which requires that all property owners in the same district will be treated alike. Some members would like to see this prohibition adopted. Other members highlighted restoration efforts of derelict multi-family houses and how it has improved the Village. One member also stated that single family uses encourage families. The group agreed more information was needed as to the legality of this prohibition.
- #3 Accessory Dwelling Units: There was concern about lack of site plan review for existing houses. Add “by site plan review” for the second bullet point on allowing multiple ADU’s as an adaptive reuse of an existing accessory dwelling. It was suggested to lower minimum square footage from 400 sq ft to 200 sq ft and maximum of 800 sq ft subject to the approval of the Buildings Department.
- #4 Inclusionary Zoning: The group unanimously agreed to adopt inclusionary zoning and to discuss further lowering the requirement to 10% for ten or more units. It was noted that priority cannot be given to people who live or work in Rhinebeck as it violates the Article I (Commerce Clause) of the US Constitution.
- **Adjournment:** There being no further business, a motion for adjournment was made at 9:01 pm. The next meeting will be held on May 11th.

