

## Village of Rhinebeck Comprehensive Plan Committee – May 19, 2022

Notes from remote meeting, 7:00 – 8:30 pm

Approved 6/16/22

### Core Committee Members Attending

Matt Johnston, Chair	Tim Decker	Elijah Bender	Shea Dean
Louis Turpin	Jeff Cotter	John Clarke	Rachel Cavell
Ernesto Martynnek	Eleanor Pupko		
Lydia Slaby, Village Board liaison			

Members Absent: Steve Rosenberg, Lisa Fountain, Dierdre Burns

Guests: Mayor Gary Bassett, Brandee Nelson of Tighe & Bond

### Meeting Roles

Faciliator, Matt Johnston  
Liaison, Lydia Slaby  
Volunteer Sarah Miller, Teams host

Meeting called to order at 7:06pm (recorded)

### Agenda

Call to Order & Settling In (4)  
Introductions (12)  
    Rachel Cavell  
    Tighe & Bond  
Approve Meeting Minutes (7)  
Subcommittee Updates (40)  
    Priorities, Progress, Plans, and Problems  
Tighe & Bond Pre-Kickoff (20)  
New Business (10)

### Introductions

Mayor Gary Bassett said hello and welcomed and thanked the Committee for its valuable work. Rachel Cavell, a new member, introduced herself. Brandee Nelson, the representative from Tighe & Bond, introduced herself. Michele Grieg, the professional planner, had a death in the family and could not attend tonight.

### Meeting Minutes

John Clarke made a motion to approve January and February minutes at the June meeting. Elijah Bender seconded. All aye. Sarah will ensure that all minutes are sent to members for review in advance.

### Subcommittee Updates

Population and Business Ecosystem (John Clarke) – Center to Oak, Livingston to South

- Census Update from 2000 to 2020: Young population decreased significantly, older population increased, overall population dropped by 12%. Average household size is lowest in county. 42% of households are one person living alone. Number of housing units remained stable.
- Sidewalk measurements for every storefront. ADA accessibility – 50/50 of businesses are ADA compliant. Survey of outdoor seating. Parking capacity surveys – two Saturday afternoons and one Sunday morning (farmers market). Presumably peak times – street parking was 75-78% capacity. Parking lots: 89-98% full. Total: 66-69%.
- Repair of streetscape gaps? Conceptual designs for buildings to help close some of the gaps. Village lot redesign. Also, an option for narrowing Market Street on both East and West sides. If we narrowed our streets, we could get 3 feet of extra sidewalk width on the East side and much more with potential diagonal spaces on West Market.
- More to come.
- Discussion: the village feels very different from these statistics – Donna Warner will do more research on the school population from the past two years

#### Civic Engagement and Community Values (Eleanor Pupko)

- Will have an information desk at the farmers market on 5/22– looking to the community for what they believe priorities are to inform the survey. Going to print flyers and postcards. Asking open-ended questions to hear what people have to say. They don't want to guide the questions right now.
- Jen Breslin and Scout Breslin conducted a youth survey on 5/14 at the high school – more information to come. Discussed what makes successful public spaces, imagined the future. Did a walking tour – and stopped at various spots (including Legion Park at Crystal Lake which felt very underused). Focus on crosswalks and sidewalks to make it safer/easier to get to school. Need a space for older kids to gather. Perhaps Lions Park can be redesigned for older kids given its proximity to the middle/high school? Outdoor movies, music venue, etc.
- Will have another table up on Memorial Day for more info gathering
- Two more sessions in June to invite people to come in and listen to each other and the subcommittee listens to everyone.
- Survey not quite yet – waiting for consultant and needing to be in coordination with other subcommittees
- Discussion: High School event was very inspiring, hopeful, and creative. In general our goal is to listen to voices that we haven't heard from yet.

#### Historic Preservation (Tim Decker)

- Awaiting onboarding with consultant
- Their meeting included open discussion of what is historic and what is not in context of how to apply historic preservation. Previous discussions (1993) looked back; this time important to look forward.
- The importance of having historic preservation throughout the other subcommittees and sections of the plan.

- Subcommittee feels that the Board of Trustees needs to bring the question of the expansion of the historic district to the floor before the work of the comp plan is complete
- Match new fed & state regulations.

#### Land Use, Community Resources, and Ecological Regeneration (Eleanor Pupko and Elijah Bender)

- Ecological Regeneration – a lot of work here because it’s a new part of the plan.
  - More green architecture, infrastructure, renewable energy
  - Burying some of the lines to get them out of viewscape
  - More electric car stations, bikable, walkable
  - Focus on our water – salting the roads, run off, pesticides/herbicides, clean up our lakes and ponds and the Hudson River, improving water quality
  - Swimming spots
  - Mitigate salts and pesticides
- Main themes: educating the public and property owners on the best ways to be more ecologically minded.
- Will need the Natural Resources Inventory soon.
- Next task: develop five categories to extend on survey

#### Transportation and Mobility (Shea Dean)

- Coordination needed here with Business Ecosystem subcommittee and Tighe&Bond on making sure there’s no overlap and all plans are understood
- Group working on sidewalks/crosswalks/signage to keep pedestrians safe in the Village outside of the business district
- Also working on bicycle paths and bike safety. Bike racks, signage, safe ways to get from the Kingston Bridge to the village – working on our image here. Also how to bike safely to schools
- Mobility. Public transportation possibilities between some of the outlying areas and the village/Tops/Amtrak station. Also traffic calming/automobile issues at the entrances to the village.
- Connections. How does Rhinebeck connect with the bridge, the train station, etc.
  - Make sure they have the report from the Town about a bike path to Rhinecliff.
- Discussion: making sure that Taconic Resources and their depth of knowledge around the ADA and the differently abled are involved.

#### Housing (Ernesto Martynek and Jeff Christensen)

- Lots of questions. Goal: aging in place, lower income housing, middle-income housing, existing housing stock, where we can create new affordable housing, how to manage the cumulative impact of zoning area variances.
- Dutchess County report on housing – we’re losing housing
- Everyone agreed that Rhinebeck should be a good mix of ownership (own/rent), economic and age diversity

- Trying not to come up with solutions until we know what the community wants – hence the importance of the survey
- Discussion: affordable housing will always be an intergovernmental challenge. Need a lot of data, especially around rentals
- Of interest: 20% of the housing units are in places with 3-9 units.
- Question: is there anything that can be done about large properties being left empty for months at a time? Impacts the community of that block.

General Subcommittee comments:

- Caution to not come up with solutions until the community is engaged. Get data, get community input, and set a target.
- Ask for some clarity on the budget – Lydia reminded everyone that village resources (printers, copiers) are available to the committee, and before anyone went out of pocket to talk to her. We should have some clarity in the June meeting on general budget expenditures.
- There is a tremendous need to centralize and share all the valuable subcommittee work. Sarah Miller asked for a volunteer to help with devising an online system and/or structure. Ernesto Martynek will partner with Sarah. It was decided that subcommittees can operate in private google drives but any public documents (agendas, minutes) must be posted onto the OneDrive hosted by the Village.

**Tighe&Bond Reaction**

“This is amazing – we are jumping onto a moving train, here.” They look forward to onboarding and working with all the subcommittees and membership. Their role is also to make sure that our final plan is legally compliant, so bringing that expertise to the table. They have data-analysis resources. They’re also going to bring us a schedule, etc, etc. Their steps:

- They need to get up to speed
- Framework to process
- Resources and ideas
- Keeping us on track

Meeting ended at 8:40pm. The next meeting is scheduled for June 16, 2022.