

Minutes of the Village of Rhinebeck  
Comprehensive Plan  
Thursday, February 8th, 2023

The February 8th, 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  
Eleanor Pupko  
John Clarke  
Jeff Cotter  
Eleanor Pupko  
John Traver

**Approval of Previous Minutes.** Minutes of the January meeting were approved with corrections by motion of Deirdre Burns and seconded by Jeff Cotter.

It was noted that the budget request for the Comprehensive Plan Committee was approved through the end of the year. The zoning law will come next and will be a separate budget item.

One member noted that pictures of schoolchildren in the appendix of the plan should only be included with parental consent.

Comments from the County are ongoing but some substantive comments will be discussed. It should be noted that a formal request for comments has not been submitted as of the meeting.

**Topics for Further Discussion as of 2/8:**

- Conversion of Multi-Family Dwellings back to Single Family: buildings historically two-family as identified on the National Register nominating forms might be a means of prohibiting conversions through the Historic Overlay District. There was lengthy discussion on the language of this prohibition and on uniformity in zoning. **The members took a vote and agreed to the following language: Amend the Zoning Law to discourage conversion of multi-family to single family.** The vote was unanimous. One

member against this prohibition believes that many homes have been positively restored back to single family use. Another member discussed examples of strategies to discourage conversion as seen in San Francisco.

- There was discussion regarding the history section of the document. It was agreed to leave sequences of historic maps in the body of the document with a footnote identifying the history in the appendix.
  - It was agreed by the members to remove the word jumbles from the document.
  - Parcel size will be identified in the R and VR District maps.
  - Mixed Housing Type Development: There was discussion on whether to lower the threshold from 3 acres to 1.5 acres with the net acreage after wetlands and floodplains are deducted. Michele will go back to 1.25 acres with an incentive of more building density if the developments are provided as multi-family.
  - Trails Map: map devised linking key assets in the Village and to the Town. Some small revisions were made
  - Transportation (see sheet from Emily Dozier)
    - 1. Safe Cycling Routes. It was noted by members that not all of the cycling routes identified can be made safe for all. The group settled on the language of “improve safety of these cycling routes.”
    - 2. Attract a private vendor to establish E-bike sharing program: this will be revisited with more information
    - 3. Provide Last Mile Transport in collaboration with the Chamber of Commerce.
    - 4. Better Public Transportation: remove mention of Dial-a-Ride and say “create or enhance shuttle service.”
    - 5. Bike Lane on Route 9 in the Village Center with parking on only one side of the roadway: this was a new idea that the members agreed to scrap.
    - 6. Community Housing Fund: opportunities for a fund stemming from a transfer tax fee. This will need to be enabled by the State Legislature.
  - Timeline was presented again by Michele Grieg to the Committee. February 19th will be the final draft date. Members of the Committee as members of the community will present the Plan.
- 
- **Adjournment:** There being no further business, the meeting was adjourned at 8:56 pm and the March meeting was set for 3/14.