

September 6, 2023

Krissy Denu
Village of Rhinebeck
Water Dept
Cdenu@villageofrhinebeckny.gov

RE: 6 Mulberry St
Village of Rhinebeck

Dear Ms. Denu:

The subject site is defined on the Dutchess County Tax Map as Section 19, Block 1, Lot 10, and is developed with a three-story building previously occupied by Bulkeley Schoolhouse elementary school in the 20th century. The property continues to be used for community and educational purposes including basketball leagues and private educational uses. The site is accessed via an existing driveway on Mulberry Street approximately 90-feet north of South Street. The proposed project consists of subdividing and redeveloping the property by repurposing the existing building into a multi-family residential building with nine units (on newly created Lot 3) and constructing four detached single-family homes on the remaining four lots (on newly created Lots 1, 2, 4 and 5). The multi-family residential building will be accessed via a driveway on Mulberry Street approximately 180 feet north of South Street and each single-family home will be accessed via a private driveway on either Mulberry Street or South Street. The residential building will be supported 18 parking spaces inclusive of two ADA-accessible spaces. The proposed development is expected to be completed by 2025.

The Water Demand for the existing school was calculated to be 500 gallons per day (gpd). This was based on the approved septic report prepared Dewkett Engineering dated July 1999.

The proposed Water demand is as follows:

Lot	# Bedrooms	Gal per Bedroom	Total
1	3	110	330 gpd
2	3	110	330 gpd
3	17	110	1,870 gpd
4	3	110	330 gpd
5	3	110	330 gpd
			Total = 3,190 gpd

As shown, the proposed development will result in an increase in demand of 2,690 gallons per day (3,190-500).



Hildenbrand Engineering, PLLC
208 Creamery Road
Hopewell Junction, NY 12533
(845) 206-6994
Brian@HildenEng.com

We are requesting that the Village confirm the existing water system has enough capacity and pressure to service the project.

Thank you for the opportunity to work with you on this venture. If you have any questions, please contact us at your earliest convenience.

Very truly yours,

Brian Hildenbrand

Brian Hildenbrand P.E

Cc

David Ruff, NAVA Group

