

## Village of Rhinebeck Comprehensive Plan-Thursday, May 11th, 2023

The May 11th, 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

John Traver

Shea Dean

Steve Rosenberg

Ernesto Martynek

Guests: Group from the Farmer's Market including Georgia Dent, Ken Migliorelli, Andrea Bartolomeo and Jeff Perry.

**Approval of Previous Minutes.** Minutes of the April 27th meeting were approved with corrections by motion of Ernesto Martynek and seconded by Jeff Cotter.

Georgia Dent spoke on behalf of the Farmer's Market and gave a synopsis of the group and how the Farmer's Market came about.

- Started in May, 1995 with a lease from the Village Board. All proceeds supporting the market are funded with donations and merchandise sales.
- 1700-2900 shoppers per week. There is a food stamp program through "Neighbors in Need." There is also a scholarship fund.
- This season had an extraordinary opening day record: 2,375 visitors.
- The group closely follows gastronomic trends.

Ken Migliorelli spoke to the challenges many of the farmers face.

- Ken asked what the status of the Farmer's Market is as it relates to the Comprehensive Plan. Matt responded by saying that the group is aligned with the values and concerns of the Farmer's Market and that conversations are ongoing about lots of options as it is a 10 year plan. Options for growth in the Village are being explored.
- Ken discussed fuel cost, vegetable shortages, price of fertilizers and labor unions on the farms as all causing quite a rift and thin profit margins.
- Inflationary prices have not come down yet. Labor accounts for 35-40% of cost.

- Andrea from the Farmer's Market would like to meet with those in the community suffering from financial constraints/food insecurity. Andrea also requested a parking map for employees and to improve communication.

**Discussion on Draft Recommendations for the Housing Subcommittee:**

- It was noted that recommendation #1 should be subject to septic capacity and proper engineering and that new construction of multi-family in the residential district will be by site plan approval with a public hearing. Adaptive reuse of existing buildings will be by site plan review with public hearing.
- Some committee members would like to preserve existing multi-family by prohibiting conversion of multi-family to single family. They would like the recommendation to identify historically existing multi-family homes within the Village.
- It was noted for the third recommendation that 2 family dwellings can have a single ADU unit.
- Recommendation #4: priority can be given to senior citizens (first bullet pt). Lengthy discussion on density bonuses, water and sewer and other infrastructure. It was agreed to adopt predictable land use regulation and to discourage discretionary language. The group agreed on a reduction from 20% to 10% affordable units for ten or more units. There was no consensus on 15%/discretionary and the 5-9 is unresolved. It was agreed that certain parcels and areas require development in tandem and not piecemeal as seen in the zoning of the Beacon waterfront.
- Brandi will work to get actual figures on what development would look like across the Village in the aggregate.
- Recommendation #6: Some members want to conduct a study to discern the largest and smallest houses throughout the Village and in certain areas of the Village. It was agreed to come up with a set number instead of a range. The group will come back to this.
- Recommendation #7: The group generally agreed with this. Further analysis of the current code is needed.
- Recommendation #8: It was agreed to strike this recommendation.
- Recommendation #9: One member asked what income would qualify for a reduction in fees. The group agreed that boiler permit fees should be waived on an income basis with seniors, those with disabilities and veterans benefiting. The Village budget is based in large part on significant revenue from permit fees. The group will revisit this.
- **Adjournment:** There being no further business, a motion for adjournment was made at 8:56 pm. The next meeting will be held on May 25th.

