

Rhinebeck Democrats Club

Summary of TB (Moratorium) Resolution 2026-198

The following is a summary of the Moratorium Resolution 2026-198 that was discussed at a Town Board Special Meeting held on July 15, 2026

The researcher omitted certain sections of the “Moratorium,” presenting only the important and relevant information.

To read the full “Moratorium,” go to <https://ecode360.com/RH0960/document/753269398.pdf>

This matter will be presented at the TB meeting scheduled for August 18, 2026 at 6:00 PM at the Town Hall. At this meeting, the “Moratorium” matter will be open to public comments.

Summary

TOWN OF RHINEBECK

RESOLUTION 2026-198

RESOLUTION INTRODUCING PROPOSED LOCAL LAW ESTABLISHING A TEMPORARY MORATORIUM ON CERTAIN APPLICATIONS FOR LAND USE APPROVALS FOR HOSPITALITY-RELATED LAND USES THAT ARE PENDING OR MAY BE SUBSEQUENTLY FILED WITH THE TOWN OF RHINEBECK.

WHEREAS, the Town Board of the Town of Rhinebeck has a proposed local law before it entitled: “A Local Law Establishing a Temporary Moratorium on Certain Applications for Land Use Approvals for Hospitality-Related Land Uses That Are Pending or May Be Subsequently Filed with the Town of Rhinebeck”; and

WHEREAS, in order to consider enacting the proposed local law, it must be formally introduced, referred to the Town Planning Board and Dutchess County Department of Planning and Development (“County Planning”), and a public hearing must be scheduled and held upon it;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the movant of this Resolution does hereby introduce the above proposed local law; and
2. That a public hearing on the proposed local law be set for August 18, 2026 at 6:00 p.m. at Town of Rhinebeck Town Hall and that due notice of the same is directed to be given by publication and posting in accordance with applicable law; and
4. That the proposed local law shall be referred to County Planning for review and comment; and

5. That the proposed local law be referred to the Town of Rhinebeck Planning Board AND Town of Rhinebeck Conservation Advisory Board for review and a report; and

6. That the Supervisor and Town Board are authorized to take any and all actions necessary to engage a consultant or consultants to further the purposes and intent of the local law; and

7. That the proposed local law constitutes a Type II Action under the State Environmental Quality Review Act because it constitutes the adoption of a moratorium on land development or construction. As such this “action” is not subject to review under the New York State Environmental Quality Review Act.

Sections

Section 1. Title:

This local law shall be entitled “A Local Law Establishing a Temporary Moratorium on Certain Applications for Land Use Approvals for Hospitality-Related Land Uses That Are Pending or May Be Subsequently Filed with the Town of Rhinebeck.”

Section 2. Purpose:

The Town of Rhinebeck desires to place a Moratorium on the review and approval of any new and pending land use applications for all hospitality-related land uses on land in the Town to maintain the status quo while the Town Board addresses long-range community planning and zoning objectives as they relate to the hospitality-related uses of land in the Town. For the purposes of this Moratorium, “Hospitality-related uses” are defined to include the following uses: [Emphasis added.]

- Bed-and-breakfast establishment
- Conference Center
- Country Inn
- Delicatessen
- Farm Alcohol Production Facilities & Related Agritourism (including farm wineries, breweries, cideries, distilleries, and customary, subordinate accessory uses to a farm alcohol production facility such as tasting rooms, on-farm retail sales of alcohol, agritourism events, and small-scale food service)
- Fast-food establishment
- Hotel
- Motel
- Restaurant (including bar or pub)
- Short-Term Rentals
- Special Event Venue

For this purpose, the Town will gather information, make recommendations, and further review the Town's Comprehensive Plan for new Hospitality-related uses in the Town. This interim measure is intended to be a pause in development of Hospitality-related uses to lead to a deliberative creation and adoption of necessary amendments to the Town's Zoning Law, Comprehensive Plan, and other applicable Town laws.

Section 3. Intent:

The Town Board finds and determines that the Town is under considerable pressure for the development of new Hospitality-related uses. The Town is an attractive location for new Hospitality-related uses, because of the variety of existing community attractions located within and close to the Town. Over the past several years the Town has had several Hospitality-related use applications that are presently at various stages of the approval process, and even more informal inquiries regarding such uses, including within sensitive and important agricultural lands in the Town.

The Town, including the Village, currently has ±375 rooms serving the tourism community. This includes inns, hotels, and short-term rental rooms (not all of which are legal or compliant with the Town's short-term rental provisions). In the Town, The Soho House at Grasmere is currently in construction and will offer 48 rooms with a maximum build out of 125 rooms. In addition, Rhinebeck Villas is before the Planning Board proposing 60 rooms, and **Linwood, when sold, could contain up to 55 rooms.** In close proximity, in the Town of Hyde Park, a One&Only resort and residential community (70 cabins; 110-160 leasehold villas) has been approved and is anticipated to open in 2028. In the Town of Clinton, and partially in the Town of Hyde Park, a Six Senses resort is proposed (65 rooms). **Additionally, the Town is seeing a significant increase in inquiries regarding developing agritourism and Hospitality-related uses on agricultural lands. There are also a number of other large projects are proposed in the Town, which will also rely on the same resources and infrastructure as Hospitality-related uses.** [Emphasis added.]

The Town has been ranked as one of *Country Living Magazine's* Ten Most Charming Small Towns in America. It has also been ranked the #2 tourist destination in Dutchess County, behind only the City of Beacon (a city with more resources and infrastructure than the Town). The continuous growing popularity of the Town as a tourist destination has made the Town Board and the community aware that, although certain Hospitality-related uses are allowed in the Town, and others are being considered for addition to the Town Zoning Law, **the Town Zoning Law needs improvement in the regulation of these uses. In addition, to the land use regulations related to Hospitality-related uses, the Town will also consider whether amendments to the Town's Comprehensive Plan relating to Hospitality-related are necessary. All these issues need to be considered holistically before additional Hospitality-related use development is permitted to go forward.** [Emphasis added.]

The Town Board further finds and determines that **unless reasonable interim measures are implemented, significant new Hospitality-related uses are likely to occur, and that development may undermine the implementation of appropriate planning measures needed to protect the public interest, welfare, and goals of the Town.** It is the intent of the Town Board to pause consideration, approval, and development of Hospitality-related uses to protect public health, safety, and general welfare by enacting this local law for a reasonable period. [Emphasis added.]

The Town intends to undertake a comprehensive study to develop solutions and to implement necessary amendments to the land use and zoning regulations to accomplish such goals. It is the further intention of the Town Board to protect the public interest by preventing a race of diligence between property owners, developers, and the Town which could prejudice the integrity and objectives of the proposed changes or result in a land use pattern that might be inconsistent with the intent of the recommendations resulting from such study. [Emphasis added.]

This Moratorium is intended to ensure that no land use applications or permits specifically related to new Hospitality-related uses as defined above, subject to the exceptions expressly provided for herein, are considered or acted upon in the Town the Town of Rhinebeck Town Board prepares and considers revisions or amendments to the Town of Rhinebeck Zoning Law.

Section 4. Omitted.

Section 5. Affected Properties:

Except as noted in Section 7 herein entitled “Exceptions to this Moratorium,” this local law shall be applicable to all real property located within the boundaries of the Town of Rhinebeck.

Section 6. Moratorium:

Pursuant to the statutory authority vested in the Town to regulate and control land use and to protect the health, safety and welfare of its residents, the Town Board of the Town of Rhinebeck hereby declares a moratorium on the review and approval of new as of yet unfiled and all pending applications for any and all land use approvals, including site plan approvals, expedited site plan approvals, subdivision plats, building permits, special use permits, and variances (“Land Use Approvals”) for all Hospitality-related uses within the Town. During the period of this local law:

- The Planning Board shall not accept any application, grant any approval to, or continue the review of a subdivision plat, site plan, expedited site plan, special use permit or other permit that includes the permitting, construction and/or development of a Hospitality-related use within the Town.
- The Zoning Board of Appeals shall not accept any application or grant any approval for a variance or other permit that would have as a result the permitting, construction and/or development of a Hospitality-related use within the Town.

- The Building Department shall not accept any building permit application or grant any Certificate of Occupancy or Certificate of Compliance for a Hospitality-related use within the Town.

Section 7. Exceptions to this Moratorium:

This local law shall only apply to applications for any Hospitality-related use listed in Section 2, above and shall not apply to the following situations:

- **Applications for the renewal of valid, existing special use permits for any Hospitality-related use** described in Section 2 of this Moratorium; [Emphasis added.]

- Applications for the amendment of any site plan for any Hospitality-related use described in Section 2 of this Moratorium provided that the previous site plan was complete and final, including the final site plan map having been signed by the Chair of the Rhinebeck Planning Board, provided that the amendment does not propose the expansion, enlargement, or intensification of the existing Hospitality-related use; and

- Applications for a Hospitality-related use on land that has already been developed for such use(s), and which have been deemed by the Town Zoning Administrator, in writing, to be legal, preexisting nonconforming Hospitality-related uses.

Section 8. Duration of Moratorium:

The provisions of this local law and Moratorium shall be in effect for a period of nine (9) months from the effective date noted herein unless earlier repealed, modified, extended, or supplemented by a further local law of the Town of Rhinebeck. [Emphasis added.]

This Moratorium may be extended by no more than three (3) additional periods of up to six (6) months by resolution of the Town Board upon a finding of the necessity for such extension. [Emphasis added.]

Section 9. Omitted

Section 10. Supersession and Conflict of Laws:

3. This local law also supersedes all other laws or regulations of the Town of Rhinebeck which are inconsistent with this local law.

Section 11 & 12 Omitted.
