**Rhinebeck Democrat Club**

**Summary**

**Rhinebeck Regular Board Meeting**

**February 12, 2024**

For more information regarding this meeting’s agenda, go to Rhinebeck Town Government Agenda webpage at <https://ecode360.com/RH0960/documents/Agendas>. Scroll down to Town Board and choose the agenda which you want to view.

**Major Items to be Reported**

Ms. Aaren McKen was appointed as a replacement board member and was sworn in at this meeting.

**F. Resolutions (including Board discussion and public comment)**

1. Tab 2 – 2024-150 Appoint Aaren McKen to Town Board.
2. Tab 3 – Consideration of Adoption of Noise ordinance Local Law.

During public comments session, several residents came forward and expressed their concerns regarding the proposed noise ordinance. Their concerns focused on whether the ordinance prohibited them from using tractors, power generators and other heavy equipment which could be in violation of the allowable noise decibels or hours of use. Another resident asked that the wording of the ordinance clarify the terms (decibels) so that residents would know what would be illegal. Another resident asked why the board was attempting to create a new noise ordinance and asked that the board provide the reasons, since the supervisor stated that they had received several complaints regarding noise. How many complaints had the supervisor actually received? Were these complaints valid or just a feud between two neighbors?

 Supervisor Spinzia mentioned that the County Planning Bureau needs to weigh in on this matter and that the Town’s Planning Board needs to provide its input before any decision can be made regarding this proposed ordinance.

**Comment –** During the public comments’ session, residents who wish to speak can only offer comments and are prohibited from asking the supervisor or board members questions regarding the topic.

1. Tab 4 – 2024-152 Consideration of 4-year Election Term for Town Supervisor
* Supervisor Spinzia explained that this matter will be presented for public comments at the March 11, 2024 TB meeting.
* If the resolution is approved, it would be placed on the ballot for the public to vote on at the November, 2024 election.
* If the voters approve this matter, it would commence after the next election for town supervisor in the November, 2025 election.
* There was no offering for public comments.

**Comment**

Neither Supervisor Spinzia nor any council person offered comments as to why the term for supervisor should be extended to four years or who proposed this.

1. Tab 5 – 2024-152 Consideration of 4-year Election Term for Town Highway Superintendent.
* This matter was joined or included with Tab 4, to be open for public comments at the March 11th TB meeting.

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**G. Discussion Items**

2. Phil Mehl of EcoVillas, desires to build a 256-unit development on 65 acres in (a) RC5

 (Rural Countryside 5 acre) (zoning) district located at Route 308 & Violet Hill Road. [[1]](#footnote-1)

Owner Phil Mehl has approached the Town Board to discuss his plans of using 2 lots (52

 acres and 12 acres) across Rt. 308 from the Brookmeade (Baptist Home) facility to build a

 256-unit residential development in a 5-acre zoned area.

* The development would need a variance reducing the 5-acre zoned area to a ¼ acre zoned area.
* When asked if there would be affordable units, the spokesperson explained that the units would be “achievable,” geared towards middle income families.
* The development would need to hook up with Rhinebeck Village water and sewer.

Several local residents spoke out in opposition to the plan.

* There would be an increase amount of traffic – about 500 cars exiting the property onto Route 308 in the morning and entering the property during evening hours.
* The development would create a lighting issue (illuminating the area at nighttime) and would need to be addressed prior to approval.
* Supervisor Spinzia commented that the development would present a 10% increase in total housing within the town.
* Consideration should be given at creating a conservation easement within the proposed development lots.
* The unique character of the Town would be disrupted by this development.

 Public comments/discussion ended with no proposed plans as to how this project will

 proceed.

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1. For more information on the town’s Zoning Districts. go to <https://ecode360.com/14083675> and scroll down to

 Section 125-15 Zoning Districts. [↑](#footnote-ref-1)