

Summary
Rhinebeck Regular Board Meeting
Monday, July 8, 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 date and agenda you wish to view.

Major Items to Report

Public Hearing

Workforce Housing/Locust Hill Continued from June 10, 2024

Supervisor Spinzia began the meeting by resuming public comments regarding the Workforce Housing Project (WHP). Among the main concerns and comments were:

- Preserving older, fully-grown trees in the forested area.
- Having a representative from Kearney Developers meet at the site with residents from Wells Manor to listen to their concerns.
- Appointing a liaison representative from Kearney Developers to meet with residents of Wells Manor to discuss arrangements for notifying the residents when any construction blasting will take place; discussing the possibility of creating a walking path along Astor Drive to connect with the existing path that leads to the village; and addressing any increased odor issue(s) coming from the sewerage treatment plant adjacent to Wells Manor.
- Mr. Kearney, CEO of Kearney Developers, responded that Kearney Developers would meet with the residents of Wells Manor to discuss their concerns.
- Mr. Kearney stated that the Village of Rhinebeck, which owns and operates the sewerage treatment plant, has escrow money that could be used to address any increased odor coming from the plant, as a result of the Locust Hill project.
- Supervisor Spinzia stated that she, along with Village Mayor Gary Bassett, would attend the arranged meeting at Wells Manor with the residents and Kearney Developers.

Public comments hearing for the WHP/Locust Hill project was closed by the Board. They are now awaiting reports regarding SEQRA and other studies.

Local Law to Amend Short Term Rental (STR) Local Law

Supervisor Spinzia explained the following proposed revisions in the Town Code regarding STR's:

The **primary residence requirement** SHALL NOT be applicable to short terms rentals which are operated on the following properties:

(1) Properties located within a certified New York State Agricultural District, on which a **farm** is being operated (commonly known as “**farm stays**”). Non-abutting properties on such farms shall not be required to abut the parcel where the primary (owner) residence is located.

(2) A rental property that is contiguous (attached) to a primary residence lot. Both properties must be owned by the same owner. The owner must be at the primary residence located on the adjacent lot during all short-term rentals.

Supervisor Spinzia also proposed the amendment that the STR unit on the adjacent lot would not be larger than 1000 square feet. For this reason, the public comments on this issue will be continued at the August 12th town board meeting.

Presentation

Local architect Frank Mazzearella had previously met with Supervisor Spinzia and Town Board member, Chauncey Walker, to discuss improvements to the Thompson/Mazzearella Park. The proposed improvements are:

- Construction of a shaded seating area as well as a structure containing a concession stand and storage shed for little league equipment to be located between the pickle ball and tennis courts.
- The structure’s design and building materials will be in line with the existing pavilion.
- The concession stand will have a kitchen area and other interior improvements.
- A new lawn area, containing four shade trees will be constructed in front of the proposed structure.
- A future pollinator garden is planned and will be located between the new lawn area and the tennis courts.
- The overall cost of the project, including the shade structure, storage shed, concession stand, and lawn/pollinator areas is still being discussed and will be presented to the Town Board at a later date.
- Supervisor Spinzia stated that the cost(s) for this project could be funded by leftover monies from other (town) capital projects.

For more information, including architectural designs submitted by Frank Mazzearella, go to the Town’s website at <https://ecode360.com/RH0960/document/753066202.pdf> and scroll down to pages 5–11.

The next TB meeting will be held on Monday, August 12th at 6:00 PM.